

HT
394
S32
A883
1974
IGSL
UCB

A LOCAL PERSPECTIVE OF REGIONAL GROWTH

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

OCT 14 1976

UNIVERSITY OF CALIFORNIA

Local Planning Agencies'
Review of the
Series 2 Regional
Growth Projections

Metro. areas SF bay area
Pop. " "
Employ. " "
Land Utiliz. " "

November 1974

A Staff Report for the ABAG
Comprehensive Regional Plan Review/Update

 **ABAG** ASSOCIATION
OF BAY AREA
GOVERNMENTS



HT 394
S32 A883

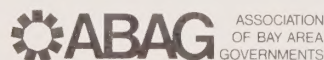
1974
IGSL
UCB

A LOCAL PERSPECTIVE OF REGIONAL GROWTH

Local Planning Agencies'
Review of the
Series 2 Regional
Growth Projections

November 1974

A Staff Report for the ABAG
Comprehensive Regional Plan Review/Update



The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended; and in part through Federal funds made available by the U. S. Department of Transportation.



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101743925>

BIBLIOGRAPHIC DATA SHEET	1. Report No. ABAG-HUD-1054-2.21	2.	3. Recipient's Accession No.
	4. Title and Subtitle A LOCAL PERSPECTIVE OF REGIONAL GROWTH--Local Planning Agencies' Review of the Series 2 Regional Growth Projections		5. Report Date November 1974
7. Author(s) Technical staff of the Association of Bay Area Governments (ABAG)	8. Performing Organization Rept. No.		6.
9. Performing Organization Name and Address Association of Bay Area Governments Hotel Claremont Berkeley, California 94705	10. Project/Task/Work Unit No. 2.21		11. Contract/Grant No. CPA-CA-09-39-1054
	12. Sponsoring Organization Name and Address U.S. Department of Housing & Urban Development U.S. Department of Transportation (UMTA & TDA funds) California Department of Transportation		13. Type of Report & Period Covered Technical
14.			15. Supplementary Notes An ABAG product for the Joint Planning Program, ABAG/MTC (Metropolitan Transportation Commission). Supplemental to the Joint Program report titled <u>Projections of the Region's Future. . . , ABAG/MTC, September, 1974.</u>
16. Abstracts Documents procedures, progress, and results of ABAG's regional/local liaison program to structure a regional/local framework of growth projections. Reviews mechanisms established in each county to address questions of regional growth projections at both technical and policy levels. Reviews the successive series of ABAG/MTC regional growth projections and projections developed by and/or in use by city and county planning agencies in the nine-county Bay Region. Compares regional projections with the regional aggregate of city and county projections. Includes Summary Tables of regional and county projections.			
17. Key Words and Document Analysis. 17a. Descriptors			
17b. Identifiers/Open-Ended Terms Regional Projections Alternative Projections City & County Projections Modeling Systems Policy Testing San Francisco Bay Region Projections			
17c. COSATI Field/Group			
18. Availability Statement Limited number of copies available from ABAG, Claremont Hotel, Berkeley, CA 94705. Handling costs charged to requestor.		19. Security Class (This Report) UNCLASSIFIED	21. No. of Pages 95
		20. Security Class (This Page) UNCLASSIFIED	22. Price

PREFACE
AND
ACKNOWLEDGEMENTS

This report on city/county planning agencies' response to the Series 2 Regional Growth Projections is defined in the 1973-74 Joint Agreement between the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) as a "Category II" product which ABAG is obligated to produce for MTC. Thus, the regional/local liaison program established to carry out the meetings, workshops, and documentation described here was staffed totally by ABAG with limited assistance and advice from MTC. It is intended, however, to form a basic structure for inter-agency relationships that can serve in later phases of this effort to meet more direct and specific needs of MTC and other functional regional agencies to respond to local planning agency concerns.

The report documents an extensive list of local committees and ad hoc groups of planners and policy-makers that are beginning to deal substantively with regional growth issues as a result of this effort.

Special mention should be made of staff members of city and county planning departments who helped organize meetings and workshops and to define approaches to improving city and county participation in the review of the Series 2 Regional Growth Projections, and who are aiding with the aspects of this work that are continuing:

CITY & COUNTY LEAD PARTICIPANTS

Alameda County

WILLIAM FRALEY, County Planning Director
BETTY CROLY, County Planning Department
J. K. DECKER, County Planning Department

Contra Costa County

ANTHONY DEHAESUS, County Planning Director
JAMES CUTLER, County Planning Department

Marin County

WERNER VON GUNDELL, County Planning Director
HERB HOTCHNER, San Rafael Planning Director

Napa County

JAMES HICKEY, County Planning Director
ANTHONY McCLIMANS, County Planning Department

San Francisco

GEORGE WILLIAMS, Assistant Director of
Planning
M. F. GROAT, City Planning Department

San Mateo County

DONALD WOOLFE, County Planning Director
MARTY BOAT, County Planning Department

Santa Clara County

ROY CAMERON, County Planning Director
EDWARD CRISTIANI, County Planning Department
STEVE MCKINNEY, County Planning Department

Solano County

CLAYNE MUNK, County Planning Director
GARY GOUVEA, Fairfield Planning Director

Sonoma County

GEORGE KOVATCH, County Planning Director
JAMES CASPER, County Planning Department
FRANK GRAY, Petaluma Planning Director

PARTICIPATING ABAG STAFF

Participants in the Regional/Local Liaison Program

REVAN A. F. TRANTER, Executive Director
RUDOLPH R. PLATZEK, Director of Planning
and Programming
DONALD SKINNER, Assistant Director for
Plan Development
RUNE CARLSON, Senior Planner,
Urbanization & Development Division
JOHN HOLTZCLAW, Senior Planner,
Analysis Division

Participants in Report Preparation

Report Author:

RUNE CARLSON, Senior Planner

Report Editors:

DONALD SKINNER, Assistant Director
for Plan Development
MAXINE BROWN, Chief, Urbanization &
Development Division
ROBERT GOLDMAN, Director of
Technical Services
STAN HOFFMAN, Chief, Analysis Division
JOHN HOLTZCLAW, Senior Planner
DENNIS WAMBEM, Regional Planner III
MIKE VISCONTI, Regional Planner II
CHRIS HARTZELL, Regional Planner III
DOUGLAS DETLING, Assistant to Director
of Public Affairs

Report Production:

YVONNE YOUNG, Supervisor,
Correspondence Center
DOROTHY BARNES, Typist Clerk II
JAMES LOWE, Offset Operator
ROSS TURNER, Chief Graphics Designer
PAULINE KNEPPER, Cartographer

TABLE OF CONTENTS

Preface and Acknowledgements	iii
Chapter	
I. - Summary and Recommendations	1
II. - Introduction.	7
Scope of the Regional/Local Liaison Program	
III. - Growth Projections and Growth Policy.	13
Subregional Projections: The Question of Allocation	
IV. - Building the Regional Framework of Regional Projections	17
The Successive Projection Series	
Regional and Local Projections	
V. - Developing Local Planning Agency Participation.	35
The Series 1 Experience	
Taking Series 2 Out To Local Planning Agencies	
Participation in the Series 2 Review Process	
VI. - Region-Wide Perspective of Regional/Local Projections .	41
The Regional Perspective of Local Projections	
Sub-Regional Projections: The Directional Thrust	
of New Growth	
Local Perspectives of the Regional Growth Alternatives	
VII. - Review of Series 2 Growth Projections By County	51
San Francisco	51
San Mateo County.	54
Santa Clara County.	57
Alameda County.	60
Contra Costa County	63
Solano County	65
Napa County	67
Sonoma County	70
Marin County.	74

TABLE OF CONTENTS
(continued)

VIII.-	Conclusions.	77
--------	----------------------	----

The Series 2 Projections as Interim
Regional Planning Projections
Further Technical Work Needed With The Series 2
Projections
Beyond Series 2 Leading to Series 3

Appendix

A.	Log of Local Meetings	a-1
B.	List of Jurisdictions Participating	b-1
C.	List of Individual City or County Responses By Letter . . .	c-1
D.	Retailed Tables Comparing Regional and Local Projections. .	d-1

LIST OF TABLES

Table		
V-1	Status of ABAG Staff Work With Local Review Groups	38
V-2	Local Jurisdictions Participation In The Review of The Series 2 Projections.	39
VI-1	Total Regional Population Growth Series 2 & County Projections	42
VI-2	Projections of Population Growth Compared By Major Sub-Region, Series 2 & County Projections.	45
VII-1	San Francisco: Historic & Projected Growth Trends.	51
VII-2	San Mateo County: Historic & Projected Growth Trends	54
VII-3	Santa Clara County: Historic & Projected Growth Trends	57
VII-4	Alameda County: Historic & Projected Growth Trends	60
VII-5	Contra Costa County: Historic & Projected Growth Trends.	63
VII-6	Solano County: Historic & Projected Growth Trends.	65
VII-7	Napa County: Historic & Projected Growth Trends.	67
VII-8	Sonoma County: Historic & Projected Growth Trends.	70
VII-9	Marin County: Historic & Projected Growth Trends	74
D-1	Population Projections Compared, Year 2000 Series 2 & County Planning Agencies	d-1
D-2	Projected Population Distributions (% of Region) Compared Series 2 & County Planning Agencies	d-2
D-3	Population Projections Compared Series 2 & 1974 DOF	d-3
D-4	Projected Population Distributions Compared Series 2 & 1974 DOF	d-4

LIST OF FIGURES

Figure

II-1	The Regional Growth Framework	11
V-1	Local Participation in the Review of The Series 2 Regional Growth Projections.	40
VI-1	Total Regional Population Growth Series 2 & Aggregated County Projections.	43
VI-2	Sub-Regional Projections Compared Series 2 & Aggregated County Projections.	46
VI-3	Georgraphic Pattern of Counties' Preferred Regional Growth Alternative	49

CHAPTER I

SUMMARY & RECOMMENDATIONS

SUMMARY

This report documents the procedures, progress, and preliminary results of the ABAG staff's nine-month regional/local liaison program to structure a regional/local framework of growth projections. More than thirty meetings were held with city and county planners and policy makers to explain the ABAG/MTC Series 2 Regional Growth Projections and obtain local agencies' perspective on their technical adequacy and their apparent implications to local growth policy. The beginnings of a region-wide organization, ultimately involving regional single purpose planning agencies as well as city and county planning agencies, was established to structure a framework for the development of growth projections which recognize both regional and local growth policies.

The report documents how ABAG staff went about developing local planning agency participation in the development of the regional framework. It reviews in detail the unique mechanisms in each county that either existed already, or are now forming, to address the growth projections questions at both technical and policy levels. By taking the process out to the agencies all around the region a considerably broader response was obtained to Series 2 than had been the case with the exchange-of-letters approach used with the Series 1 projections a year and a half ago.

The Series 2 Regional Growth Projections are explained in the report as they were explained to local agencies, in terms of their accounting for both regional policy and local policy and what additional policy concerns are expected to be addressed in the next series, Series 3. While Series 2 provides a picture of regional policy at the local level, Series 3 is expected to incorporate local growth policy into the testing framework of the regional projection process.

The regional framework consists, operationally, of the successive series of regional growth projections, which are undergoing constant refinement to account for the ever-increasing range of regional planning concerns. The refinements include both technical improvements to the ABAG/MTC growth modeling system, and local agency review of the projection data and assumptions which were gained in this regional/local liaison effort.

The report reviews what local planning agencies have been doing in the field of planning projections without the benefit of a regional framework of projections, and how the aggregate of these local efforts, when added up, compare to the Series 2 regional projections and to ABAG regional growth policy as currently developed.

The region-wide sum of individual county planning projections would foresee a regional population in the year 2000 ranging from a low of about 6.6 million to a high of about 8.4 million. This range is almost one million persons higher than the Series 2 regional total, which also represents ABAG regional growth policy as adopted by the ABAG General Assembly in 1972 and 1973. The economic implications of this regional

growth policy range was further explored at the October 1974 ABAG General Assembly and interim economic development policies related to growth were adopted at that meeting.

The county-level projection systems vary considerably in scope, content, method, and detail. Some are well established, others are brand-new or virtually untried, others non-existent. Taken together they cannot be expected to provide the scope or consistency needed for regional planning purposes by ABAG, MTC, and other regional agencies. The county-level projection systems are keyed to the needs of their respective local agencies and are not intended to serve multi-county or region-wide needs. Some operate at a level of detail the regional systems would never attempt to duplicate. Both regional and local projection systems are needed. The local projection systems need a region-wide projection system to enable them to relate their own policy concerns and technical assumptions to the regional housing market, the regional job market, and the regional environmental systems. The regional projection system needs the local systems to better relate to unique local conditions and controlling local growth policies.

RECOMMENDATIONS

The report recommends (See Conclusion):

- Further technical review of the Series 2 Regional Growth Projections with local planning agencies, including:
 - (a) Review of key assumptions in the Series 2 projections in all remaining counties where that type of review has not yet taken place;

(b) Regional monitoring of current growth trends to evaluate the implications of short run (1965-1975) growth trends on both the longer range growth levels and the directional thrust of regional growth;

- Further technical work with local planning agencies, beyond Series 2 leading to Series 3, including:

(a) Formation of a Technical Advisory Committee to institutionalize local planning agencies participation during the development of the regional growth projections rather than in reaction to them;

(b) Continuation of the regional/local liaison program to assure the fitting together of regional and local projection systems.

(c) Continuation of the regional/local liaison program to develop technical means to reflect discrete local growth policies in the regional growth projections.

The report also recommends:

- Further organizational work with city/county planning and policy groups to establish the involvement, in each county, of all desired policy groups in the review of the next projection series, Series 3. This aspect of the regional/local framework has been accomplished in Santa Clara County and is in varying stages of progress in the other Bay Region counties (See Chapter VII).

GUIDELINES FOR THE USE OF THE
SERIES 2 REGIONAL GROWTH PROJECTIONS

A document separate from this report titled Guidelines For The Use Of The ABAG/MTC Series 2 Projections is being recommended for adoption by the ABAG Regional Planning Committee. These guidelines are, in part, an outgrowth of the response of city and county planning agencies to the Series 2 regional growth projections as documented in this report.

CHAPTER II

INTRODUCTION

The opening statement of one Bay Region county planning report to its policymakers concerning both the regional growth projections and the county planning program's own first attempt at county-wide growth projections reads:

*"The growth levels and distribution which have been illustrated in these projections are unacceptable."*¹

This local reaction to both the regional and the local projections is representative of the problem of both regional and local planning staffs in crossing the bridge from technical projections to acceptable policy.

In referring to continuing work with ABAG in developing regional projections in the context of a cooperative regional/local framework, another county said:

*"The results of this added information (from the regional growth projections) will better enable the County to determine whether or not its current policy should be modified.the County may want to change its policy and develop a more conservative growth policy."*²

Comments such as these indicate on one hand the difficulties and frustrations that have been encountered, and on the other hand the

¹ Sonoma County General Plan Program memorandum, 7/25/74.

² Solano County Planning Department letter to ABAG, 6/7/74.

reason for optimism that ABAG and city and county planning agencies can work together to achieve not just compatible growth policies but complementary systems to estimate future growth in the nine-county Bay Region.

This report documents the procedures and progress of the past nine months in establishing a joint regional/local framework of projections of population, employment, and land use. During this time, ABAG staff has held over thirty meetings with local planning officials. These meetings with both technical staffs and policymakers were held to determine the local perspective of regional growth and to establish ongoing relationships and methods that will give local growth policy a badly needed regional perspective.

In the coming months, as ABAG staff moves toward preparation of the next series of regional growth projections, a technical report will be prepared documenting the more technical dialogue that is still going on between ABAG staff and staff members of city and county planning agencies.

SCOPE OF THE REGIONAL/LOCAL PROGRAM ON GROWTH PROJECTIONS

The purpose of this program is to form a regional framework for the development and use of region-wide growth projections as the basis for the planning of public facilities and public programs by a variety of regional, sub-regional, county, and city agencies and special districts. Historically, special purpose or single function agencies each made their own estimates of growth (usually population growth) as the basis for, and often to justify, the particular facilities these agencies were

individually responsible for building and/or operating. This was particularly true at the regional level where large agencies had the budgets and personnel to attempt such, often self-serving, growth estimates. All too often the result was a facility planned by one agency based on its own assumptions of future growth, which was in direct conflict with the assumptions and growth-inducing or constraining effects of the facilities of another regional or local agency.

1. Toward a Regional Framework of Growth Projections

ABAG's regional framework of growth projections is intended to bring the needs of functional agencies such as the Metropolitan Transportation Commission (MTC) and the Bay Area Sewer Services Agency (BASSA) for region-wide growth projections under the umbrella of ABAG's general and comprehensive regional planning program, which would in turn reflect the policies and concerns of city and county planning agencies.

The regional framework would consist operationally of ABAG's growth modeling system with expanded capability to account for other agencies' regional and local policies that affect growth, and the testing of these policies against each other to determine their impacts, consistencies, and inconsistencies. When such inconsistencies in policy are worked out through inter-agency participation in the development of the regional growth projections, agreements would be set up between ABAG and the regional functional agencies whereby those agencies would use ABAG's region-wide growth projections for the planning of their facilities. In like fashion, local planning agencies would participate in the development of the region-wide growth projections with their unique knowledge

of local conditions. Ultimately, agreements would be reached between ABAG and local units of government whereby both would recognize consistent regional/local growth projections and would disseminate them to their respective regional or local functional agencies. Thus, a consistent regional/ local set of growth projections would form the basis for facility planning by both regional and local functional agencies.

This report documents work to date on developing the regional/local linkages in this framework, and some of the preliminary local reactions to the Series 2 Regional Growth Projections as the first step toward the desired projections which would be jointly developed.

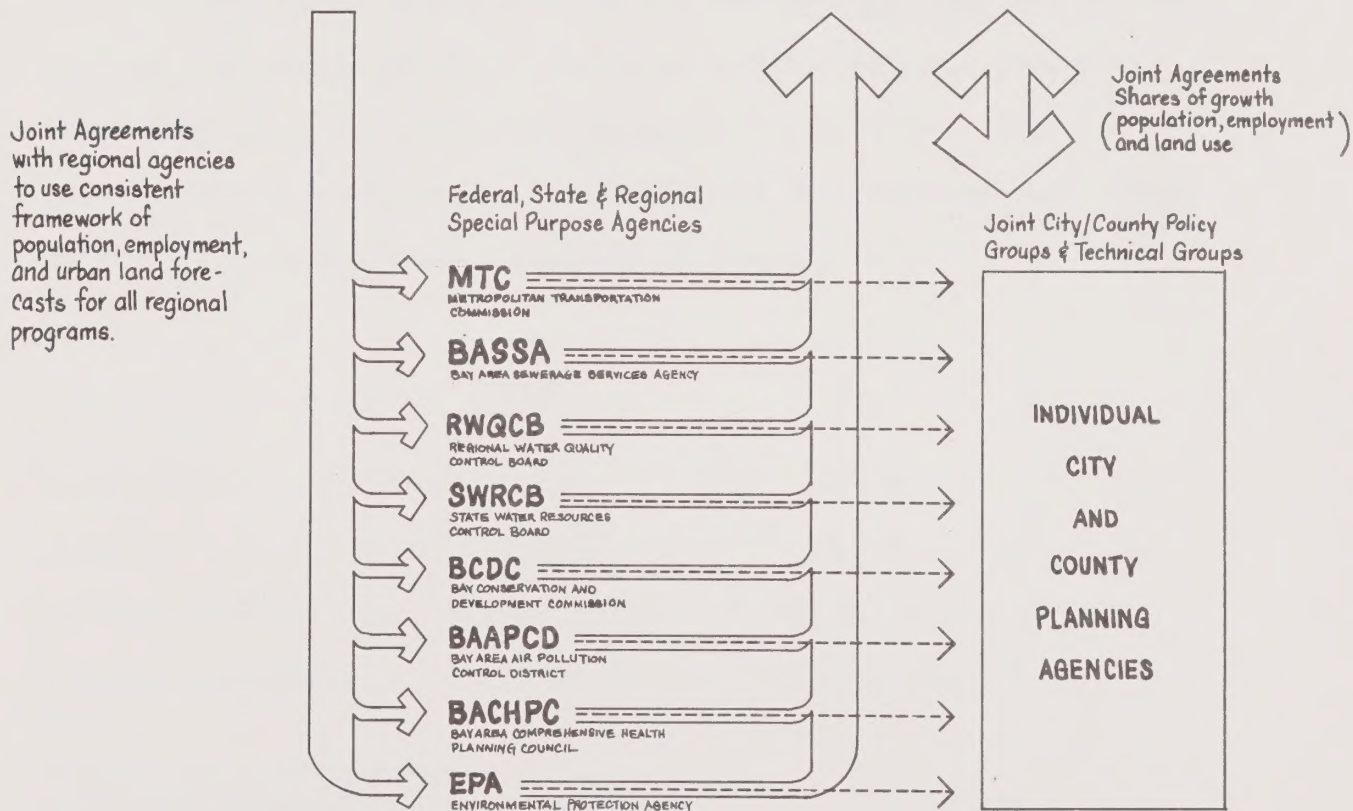
The Series 2 Projections were jointly developed by ABAG and MTC, reflecting plans and policies to date of both agencies. The regional/local linkages described here are the key intermediate step toward the next stage: the first set of regional growth projections reflecting local agencies' plans and policies.

Figure I-1, on the following page, depicts the regional growth framework and its relationship both to region-wide special purpose agencies and the city and county planning agencies.

Figure 1-1

THE REGIONAL GROWTH FRAMEWORK

ABAG Regional Growth Framework



KEY

- > Separate Regional Agencies Impact on City and County Policies.
- Regional Growth Framework for Consistent Forecasts.

CHAPTER III

GROWTH PROJECTIONS & GROWTH POLICY

The ABAG/MTC Series 2 Regional Growth Projections have served as the first major technical step toward the definition of regional growth policy. They represent a range of possible growth paths against which a variety of policy actions can be measured to evaluate their consistency with regional goals, as expressed in the ABAG Regional Plan and the MTC Regional Transportation Plan. The range of total regional growth in population, jobs, and urban land expressed in the Series 2 Growth Projections formed the basis for the adoption of Year 2000 regional growth quantities by ABAG's General Assembly in October, 1973:

	<u>From</u>	<u>To</u>
Population	6.0 M	7.5 M
Jobs	2.6 M	3.2 M
Maximum Urbanized Land	820 Sq. Mi.	920 Sq. Mi.
Minimum Undeveloped Land	5,871 Sq. Mi.	5,871 Sq. Mi.
Region-wide Average Annual Population Growth Rate	.8 Percent	1.6 Percent

This policy statement on total regional growth was ABAG's first such policy which addressed the questions of jobs and urban land as they directly relate to population growth. In the October 1974 meeting

of the ABAG General Assembly economic development policies relating to both the lower population and job targets were adopted.¹ This policy position set 1% per year region-wide growth in jobs as the minimum to meet economic development objectives.

SUBREGIONAL PROJECTIONS:
THE QUESTION OF ALLOCATION OF REGIONAL GROWTH

ABAG has long been recognized as the Bay Region's comprehensive regional planning agency. It has been the first Bay Region agency to deal with total regional growth--both technically and politically. Such has been the technical work of ABAG staff in examining the region-wide growth issues in the series of ABAG Issue Papers, and such has been the policy work of the ABAG committee structure in evaluating the questions and options presented by staff, and in recommending policy action by the General Assembly. The regional growth projections have been the bulwark of this effort.

The regional growth policies and the regional planning work program as adopted by the General Assembly have focused first upon the issues of total regional growth, but have also laid the groundwork for addressing the issues of growth allocation by directing staff to refine the subregional growth projections and develop a joint regional/local program to coordinate the development of growth projections consistent with both regional and local growth objectives. In this way, the subregional

¹See ABAG General Assembly Resolution No. 2-74, adopted October 30, 1974.

growth projections can become the much needed regional guide for local growth decisions, and a guide for evaluating local plans and projects under ABAG's federally-designated responsibilities.²

The Series 2 Growth Projections are structured in a set of three alternatives, all of which fit within the General Assembly's adopted range of total regional growth as set out above, but varying in critical assumptions so as to test possible refinements of region-wide policies. The subregional projections, more properly termed allocations of the total regional growth projections, represent the range of local area growth that would be consistent with the total regional growth level expressed in each of the alternatives. The alternatives were structured so as to give insight and definition to possible policy variables at several levels: regional, subregional, county, sub-county, and in some cases sub-city level.³ The subregional technical projections quantify the spatial measurements of regional policy in terms that can then be evaluated against expressions of local policy to identify regional/local policy consistencies and inconsistencies, and especially outright policy conflicts. The objective is to identify what ". . . balance of growth-inducing and growth constraining policies applied with a regional point of view can accommodate a diversity of county and local government land use objectives."⁴

²The need for such a regional guide was discussed in ABAG Issue Paper #4, Formulation of Regional Growth Policy, October 1973, p. 9.

³See Projections of the Region's Future: The Series 2 Projections of Population. . ., ABAG/MTC, September 1974, Chapter III.

⁴Ibid., p. 35.

1. Alternative Regional Projections Defined

The three alternatives are not mutually exclusive in nature. They represent in two fundamental aspects of regional growth the total quantity of regional growth, and the locational thrust of growth, especially in basic employment.

LOSOUTH represents low overall regional population growth and low overall regional economic growth near the low end of the growth policy range adopted by the General Assembly in October 1973: 6.2 million population and 2.6 million jobs by the year 2000.⁵ Locationally, LOSOUTH assumes the continuation of the growth trend of the 1960's with the larger share of basic employment growth locating in the South Bay Counties.

GROSOUTH represents high overall regional population growth and high overall regional economic growth consistent with the high end of the General Assembly's growth policy range: 7.5 million population and 3.2 million jobs by the year 2000.⁶ Locationally, GROSOUTH assumes the same continuation of South Bay economic dominance as does LOSOUTH (but involving a larger regional total).

GRONORTH represents the same high growth assumptions for total regional growth in population and jobs as GROSOUTH, but locationally assumes a departure from historical trend toward a balanced economic growth between north bay and south bay counties.

⁵The low population growth level is also consistent with the 1972 DOF E-0 Series for the nine-county Bay Region.

⁶The high population growth level is also consistent with the 1972 DOF D-150 Series for the total nine-county Bay Region.

CHAPTER IV

BUILDING THE REGIONAL FRAMEWORK OF GROWTH PROJECTIONS

The concept of the regional framework of growth projections was described in the Introduction of this report. This section describes in more detail the ABAG staff work in building that framework to the point where it is ready to involve the participation of local planning agencies. The procedure and early results of local agencies' participation are described in subsequent sections.

THE SUCCESSIVE REGIONAL PROJECTION SERIES

The Series 2 Regional Growth Projections are the second in a continuous and sequential series intended to account, progressively, for more planning concerns and policies as the projection system is refined.

Series 1, the first in the current series, was released in February 1973. It was the first region-wide application of the projection models by ABAG and was a specialized application of the models to yield population, employment, and land use projections by hydrographic sub-unit (drainage basin) for purposes of the State Water Resources Control Board's Comprehensive Water Quality Management Plan.

The primary user of the Series 2 Growth Projections (outside of ABAG) is the Metropolitan Transportation Commission and the various sub-regional transportation corridor studies that MTC administers in its development and updating of the Regional Transportation Plan.¹ These

¹MTC, BART and consultant work in developing travel forecasts based on the Series 2 Regional Growth Projections is known as the Regional Transit Travel Projections Project (RTTP).

corridor studies include proposed extensions of the BART system. The Regional Water Quality Control Board has also made extensive use of the Series 2 regional growth projections, updating the application of the Series 1 projections.

It is ABAG's objective to develop the projection system so that any new series of growth projections can serve the needs of a variety of users including the various regional functional agencies, city and county planning agencies, and local special districts. So, in addition to meeting the current needs of the regional agencies for growth projections, Series 2 serves as the "tool" for review and discussion on how to gain direct local planning agency participation in developing the regional growth projections in the subsequent series.

1. Accounting For More Planning Concerns and Policies

Each series in the progression accounts for more planning concerns and tests more kinds of planning policies as to their impacts on one another. Series 1 was the first such test of the possible confrontation between established ABAG urban development policy, which would constrain the amount and location of land development by holding certain lands as "permanent open space", and proposed ABAG policy on the total amount of regional population growth.² The finding of Series 1 was that on a region-wide basis, lands designated in the Regional Plan diagram for eventual urbanization should be able to accomodate any foreseeable level of regional urban growth to the year 2000.

²Series 1 also designated certain other lands as available for development only late in the planning period (after 1990).

The Series 2 projections have refined this quantification of urban development policy and have also estimated the effects of anticipated highway congestion and planned transit system improvements that were not accounted for in the Series 1 projections. Subsequent series are expected to account for the effects of meeting region-wide housing needs and for environmental constraints on growth, such as air and water quality constraints, land capability, energy limitations, and environmental amenity needs. They will also account for refined information on incentives to urban growth such as existing and programmed urban infrastructure (sewer, water systems).

Perhaps the most important policy concern that is expected to be incorporated in Series 3 will be the expressions of local growth policy as documented by ABAG staff in the Regional/Local Planning Agency liaison effort.

2. Improving Technical Capability of the Projection System

The progression of projections, beginning with Series 1, have also afforded the opportunity to test and refine certain critical technical aspects of the projection system. Notable technical improvements to the modeling system in Series 2 included improved data on employment locations and the tuning, or calibration, of the PLUM model by having it duplicate the development patterns of the 1965-1970 period so as to yield 1970 population estimates that were consistent with the 1970 U.S. Census information.³

³For a more definitive description of technical improvements of the projection system in Series 2 see Projections of the Region's Future, The Series 2 Projections of Population . . ., ABAG, MTC, Sept., 1974, Chapter IV.

Notable technical improvements in the projection system that are expected for Series 3 include the development of a finer zone system, which would enable the projection system to allocate to 440 sub-areas of the region, rather than the 290 zone allocations of Series 1 and Series 2. This will enable closer coordination of the regional projection system with information derived from local planning agencies and will make the projections themselves more easily reviewed and used by local planning agencies.

The development of a demographic cohort survival model as a part of the region-wide projection model system is also expected for Series 3. This improvement in the projection system will also improve the ABAG system's capability to relate to similar projection systems in use in some of the Bay Region counties.⁴

3. Series 2: Regional Policy Enunciated At The Local Level

The Series 2 Growth Projections enunciate established and potential regional policies in terms of their estimated impact on local growth. Previously, local planning agencies' reactions to regional policies of ABAG and MTC have been primarily in terms of comments on purely the locational aspect as indicated in conceptual map presentations of plans and policies. With the projections of population, employment and land use as more specific expressions of policy over the entire time-span of the planning period (1970 to 2000), more specific evaluations can be made of the impact of such growth on local policies and programs, and importantly, over the span of time rather than just at one hypothetical point in time.

⁴Cohort survival models are integral parts of the projection systems in use by the Santa Clara County and Contra Costa County Planning Departments.

The Series 2 Growth Projections represent a few specific ABAG and MTC policies regarding land development (or non-development) and transportation policies which will have great impact on where and when development occurs locally:

Land Available for development is constrained in Series 2 by the assumption that lands designated as "permanent open space" and "controlled development" in the ABAG Regional Plan land use diagram are not available for development.

The specific quantification of this policy in the projections enables a more precise comparison with city and county plans and policies that may cause certain land to be considered permanently or temporarily unavailable for development. For purposes of refining the projection system for Series 3, it is important to obtain from local planning agencies unique local information on the probable sequence of land development due to factors such as availability of sewer and water service in their jurisdictions.

Employment is allocated in Series 2 from the regional total projection that was adopted as ABAG policy as part of the General Assembly's 1973 Growth Policy Resolution. (See page 13). Further analysis of specific sectors of basic employment as a component of total regional employment policy was reviewed at the ABAG General Assembly meeting in October 1974.⁵ The Series 2 allocation of basic employment to specific sub-regional locations is further based upon the locations designated in the ABAG Regional Plan dia-

⁵See ABAG General Assembly Resolution No. 2-74, adopted October 30, 1974.

gram as suitable for basic employment. Thus, the sub-regional allocations of future basic employment do not in themselves represent regional policy, but they do suggest alternative local and county shares of the regional total and potential locations of industrial activity that could be compatible with the region-wide ABAG policy. The regional/local liaison program on Series 2 is intended to determine the consistency of these basic employment projections with local planning agency policy as determined in local economic studies, industrial zoning, and similar local policies on industrial growth.

Transportation facilities and the accessibility impetus they lend to the likelihood for development of given locations are based in the Series 2 Growth Projections upon the intent of the MTC Regional Transportation Plan. The assumptions of where and when certain transportation facilities are to be built are critical to the projection system in that they define the accessibility of areas of potential residential development to areas of employment. Thus, the Series 2 Growth Projections provide a built-in measure of the growth-inducing impact of specific regional transportation proposals on local areas.

4. Series 2: Technical Surrogates For Local Policy

Certain city and county policies on land development are so numerous and vary so much in their critical characteristics that they are difficult to inventory and summarize in the projection system. These

include, most notably, policies on the density of development and policies on the timing of development. As already discussed, the location of development in the Series 2 projections was based on ABAG policy as expressed in the Regional Plan diagram and related primarily to preserving regional scale "permanent" open space. ABAG has had no express policy on the density and timing of land development, so the Series 2 projections were based on technical assumptions in this regard. Subsequent projection series will test potential ABAG policies on land development location, density, and timing as such policies emanate from the ABAG Urbanization and Development Programs.

Density of land development was based on statistical generalizations about existing densities which were gleaned from the various county by county-land use-surveys of the 1960's.⁶ These technical assumptions on housing density represented existing conditions and related largely to housing type mix (single family/multi-family housing) which were then assumed to extend into the future planning period. The technical assumptions on density were not based on city by city zoning policy or other individual local policies regarding density such as slope policy, planned unit developments, etc. The regional/local liaison effort is collecting local planning agencies' comments on the generalized density assumptions and whether or not they are reasonably consistent with local policy on density.

⁶The land use surveys included the most recent surveys from the various counties as well as a region-wide generalized land use survey compiled by the California Department of Water Resources. For more detail see ABAG/MTC Series 2 Working Paper No. 5 Land Use Information, September 19, 1973.

The Timing of development in the Series 2 projections is based on the projection models' information on historical trends, the assumed quantities of growth for the total region for 1980, 1990, and 2000 (based on the ABAG General Assembly policy statements on total regional growth for 1980 and 2000), and the assumed sequence of transportation facility improvements (based on the MTC Regional Transportation Plan). Diverse local methods of growth control such as local moratoria are not accounted for specifically in the projections.⁷ They are represented somewhat indirectly through the use of a special modeling factor called the Residential Attractiveness Factor (RAF).

The Residential Attractiveness Factors are incorporated in the system as numeric ratios which can influence the allocation of the regional projection of new dwelling units (and thus new population) to a given location. These attractiveness factors were developed in the process of "calibrating" the projection model by running it from a 1965 data base over a 5 year projection period so as to "project" 1970 conditions, and then comparing the results with 1970 census data. If the resultant 5 year projection was higher or lower than the census figures an appropriate factor was developed which would account for those otherwise unaccountable and unmodeled aspects, and would bring that 5 year projection into line with the census figures. The use of these factors as calculated assumes that the same forces which affected that location's

⁷Local mechanisms may include a diverse group of actions by either general purpose units of governments (i.e. the Petaluma ordinance) or special districts (i.e. the Marin Municipal Water District moratorium on hookups). ABAG is, in 1975, undertaking a region-wide inventory of such actions.

growth potential in the 1965-1970 period will continue to affect it during the entire projection period to the year 2000. The moratoria or other unique local controls or conditions that existed in the 1965-1970 development period are indirectly represented through the use of the RAFs.

The regional/local liaison program on the Series 2 Regional Growth Projections is compiling knowledge from cities and counties concerning unique local conditions that either should or should not be reflected for specific periods of time in the projections.

5. Series 3: The First Systematic Test of Regional/Local Growth Policy

The Series 2 Regional Growth Projections are serving as the means to determine what impact assumed regional growth policies would have in individual localities. The next projection series, Series 3, is expected to accomplish the first systematic test of regional policy together with local policies all tested together in the same projection Series. This will be accomplished through two general avenues of building local policy into the regional framework: discrete local growth policies such as the Petaluma ordinance, and general county-wide policies such as those expressed to date by Marin, Napa, and Solano Counties will be tested to determine their "balancing-out" effects within the framework of ABAG's region-wide policy.⁸

⁸For specifics on county-level policy response to Series 2 see Chapter VII Review of Series 2 Growth Projections By County. It appears that Solano County would be willing to consider population growth levels as much as 48,000 above the high growth projection, while Napa County stipulates a desired growth level about 4,000 persons below the ABAG low growth projection. The balancing-out effect of these seemingly contrary policy positions would have to be tested in the regional framework of all such regional and local policies along with variable factors other than policy that influence development location and rate of growth.

REGIONAL AND LOCAL PROJECTIONS

The focus of this report is on the local planning agencies as users of, and participants in, the regional growth projections. This section reviews the projection activities that are going on at the local level and the need to mesh these local efforts with the regional projection system.

Growth projections serve to give quantitative definition to growth policy, at both regional and local levels of concern. Most city and county planning agencies develop projections for their own jurisdictions that then serve as the quantitative framework for development and evaluation of policy choices and often as a means to evaluate specific land development projects. Projections developed at the local level are usually more detailed geographically and can take cognizance of certain detail factors and unique concerns that are inevitably "blended-in" at the more general regional level. So regionally developed projections cannot be expected to completely serve the needs of local planning agencies.

The regional projections are, however, essential to the development of adequate local projections. No community in the Bay Region exists as an entity unto itself, without experiencing the effects of the growth trends and growth decisions of its neighbors. Hence the local need for a regional projection framework to aid local planning agencies in developing growth projections which recognize their community's func-

tioning in a regional economy including a regional housing market and a regional job market, as well as a regional industrial economy.⁹

1. Local Projection Systems and Regional Projection Systems:
Getting It All Together

Many of the counties in the Bay Region use the California Department of Finance (DOF) county projections of population as their county-wide "given" and then temper them with specialized local knowledge, and usually develop sub-county projections as the basis for sub-county plans of all types. The major advantages of this method for local agencies include the fact that the DOF projections are recognized by state agencies and are updated on a regular (annual) basis. The demographic aspects of the DOF system has been cited by some counties as important to their own projection systems.¹⁰

The major deficiencies in the use of the DOF system by local agencies can be cited as those precise advantages of the ABAG/MTC regional system:

- The capability of recognizing city and county planning agencies' own growth policies;
- The capability of testing optional policies for their inter-jurisdictional effects;

⁹In 1970, as part of its county-wide plan effort, Marin County sought aid from the regional agencies to develop a regional framework for its county-wide projections. With no adequate regional framework in existence at the time the county instead developed its own projection system as part of a regional model developed by the University of California Center for Urban Economics and Real Estate Research. See Marin County, page 76.

¹⁰Development of a cohort survival sub-model in the ABAG projection system for Series 3 should match this current advantage of the DOF system.

- The capability of producing sub-county community level projections in the regional context (without county boundaries as arbitrary intervening "walls" preventing the evaluation of the effects on nearby communities in adjoining counties, such as Danville/San Ramon or Petaluma/Novato; and, Palo Alto/Menlo Park.)
- The capability of examining the direct relationship, in the ABAG/MTC system, between jobs, people, and land, and the specialized local policy impacts of each of these factors.

The integrated systematic development of population projections, employment projections, and land use projections in the ABAG regional projection system is of special importance to local planning agencies in the development of their own (mandated) land use plans. The regional projections can serve as a framework for the individual local agency to better interconnect its sometimes disparate studies in such functional areas as housing, economy, environmental management, etc. The regional projections offer an integrated, regionally contexted, picture of these plan aspects from which the local agency can examine other options to determine what is best for that particular community. Specific forecasts of future land requirements can be better developed by local planning agencies from the data in the regional projections for their own or similar Bay Region communities.¹¹

¹¹The City of Fremont Planning Department requested special data from the Series 2 Regional Projections for a number of Bay Region Communities for use in an industrial land study.

The key to integrating regional and local projection systems lies in the consistency of the policy assumptions that are incorporated, more than in the specifics of the various systems technical methodologies.

2. County-Level Growth Projection Systems

Most Bay Region counties have maintained some level of capability in the development of growth projections. Most, as already discussed, rely on one or more of the DOF population projection series to evaluate county-wide growth options and use a considerable variety of methods to estimate sub-county shares of growth. Some also have developed employment and/or land use projections. The following descriptions of county-level systems are not intended to be technically adequate. They are simply intended to give a region-wide picture of who is doing what in the field of projections. Comparisons of the county-by-county results of local projection systems and the Series 2 Regional Growth Projections are set out in a subsequent chapter of this report.

Santa Clara County has probably the most experience in growth projections of all Bay Region counties - indeed, considerably more experience than ABAG and MTC. The Santa Clara system is keyed primarily to population growth, with considerable emphasis on demographic aspects of population cohort survival and migration trends. Attention is also directed to employment growth and land use projections in the Santa Clara system. This system had been used to develop county-wide projections in 1968. In response to the need to evaluate the Series 2 regional projections, the Santa Clara system was reactivated this past summer.

San Francisco city planning staff maintains an extensive population projection system, last utilized in 1968, in which six different projections sets were produced. They expect to undertake a new projection series in the Spring of 1975. The staff is interested in detailed aspects of the Series 2 regional projections for San Francisco, especially the employment projections.

Contra Costa County also has a well established projection system, developed primarily for purposes of the county-wide land use/transportation study. This system also keys to more detailed demographic aspects of the population projections than does the ABAG/MTC system. It too is now being reapplied to develop a new set of county-wide projections.

Marin County's projection system is the only county-level system that is structured as part of a regional projection system. It was developed and applied as part of the county-wide general plan program in 1970. It utilizes the University of California Center for Real Estate Research's Bay Area Simulation Study (BASS Model) to project Marin's share of a regional housing market, with resulting "market" demand projections of housing and population. The market demand projections of housing and population were then judgmentally modified to account for county policy and achieve the plan projections which have served as the basis for the county-wide plan and most city plans in Marin County since 1970. Marin has utilized a combination of pre-Series 2 regional employment projections (BATSC 1968) and judgmental work by economic consultants to develop employment projections which are essentially compatible in terminology and type with the current regional system.

Sonoma County has instituted a county-wide projection system just in the last year utilizing the Series 2 projections as well as the DOF projections as a means of giving their own system a regional perspective.¹² They have evaluated GRONORTH as a high growth alternative, and found it not to their liking. A lower growth option of their own based on the DOF 1974 series was developed, but it too, did not meet the goals and policies enunciated in the Sonoma county-wide planning program. County staff has utilized the Series 2 employment projections together with consultants' analysis to develop their own employment projections.

Napa County and Alameda County both utilize self-developed projection systems not related to the regional system. Both are keyed exclusively to population projections without addressing the employment counterpart. Napa County projected high, medium, and low growth levels for the total county and major sub-areas. The lowest of the three was selected as county-wide planning policy and is the basis for their response to the Series 2 regional projections. Alameda County staff has projected different growth levels but utilizes a single projection for planning purposes.

Solano County and San Mateo County have no projection systems and have relied on the judgment of their collective city and county staffs to evaluate the Series 2 regional projections. Solano County has judged Series 2 in light of generalized county-wide goals and policies. San Mateo County has judged Series 2 against staff knowledge of current development trends in the county, and against the DOF projections.

¹²A prospective special application of the regional growth model in a joint program with Sonoma County's own system is still pending as part of the Integrated Air/Water/Land Use Study, ABAG, 1974.

3. Technical Advisory Committees

Fitting regional projections together with local projections is no easy task, either in terms of fitting technical systems together, or in terms of matching regional and local policies into a rational whole. The integration of regional and local projection systems, as previously discussed, will be accomplished more through the continuing review of key regional and local policy assumptions than through detailed reconciliation of technical methods.

The final point to be made relative to this aspect points toward continuing work beyond Series 2, and probably beyond Series 3: the need for ongoing two-way participation through technical advisory committees.

An aspect of the technical review of the Series 2 Regional Projections by local agencies that has been repeated over and over again is the need for more direct participation by local technicians in the ABAG regional projection system, and more direct participation of regional technicians in the development of the local projection system. Regional/local technical advice is a two-way street. Each can benefit from unique capabilities of the other.

ABAG intends to form, before the end of 1974, a Projections Technical Advisory Committee to bring together on a regular basis those local planning agency technicians, who are involved in their own projection systems, to advise ABAG's staff on needed technical refinements to the regional system. The primary concerns of such a committee would include, at least:

- Refining the regional projection system so that it produces the kind of growth projection data that is of most value at the local level;
- Refining the regional projection system so that it relates to local systems in terms of general methodology and makes maximum use of data developed by the local agencies for their own systems.¹³

Also, ABAG will need to take a more direct and active role on local planning technical advisory committees so as to develop a deeper understanding of the unique aspects of each local projection system.¹⁴

¹³For example, the regional projection system could benefit greatly from specific local information on current and committed industrial and commercial developments -- the so-called "unique locators" in the regional projection system. Also, some local jurisdictions (Marin County as one example) maintain systems that monitor new residential development -- current trend information that can be of great value in evaluating the regional projections on a regular basis.

¹⁴ABAG staff has begun participating in such county-level technical advisory committees in Santa Clara and Sonoma Counties.

CHAPTER V

DEVELOPING LOCAL PLANNING AGENCY PARTICIPATION

One of the early aspects of ABAG staff work on the Series 2 Regional Growth Projections was to improve local planning agency participation in the review of and reaction to the Series 2 projections. The local agencies' role in the Series 1 projections had been disappointing and it was expected that the major new aspect of the Series 3 projections was to be genuine local agency participation in the development of the projections, rather than simply in reacting to the projections after they are completed.

THE SERIES 1 EXPERIENCE

Local agency response to the Series 1 projections could be summed up as non-response.¹¹ Only eight cities responded, and only two county planning agencies responded. The location (mostly North Bay) and nature of the responses indicated that it was the controversial aspect of the high growth projected in the Series 1 "Northern Tilt" alternative that generated any response at all.² Many responses that were received were so general in nature as to be of little value to improving the Series 2 projections. Indeed, some responses were non-responses, they couldn't respond without further information.

¹For a more detailed look at the Series 1 response see ABAG/MTC Series 2 Working Paper No. 2 Participating Agencies' Response To The Series 1 Projections, September 15, 1973.

²"Northern Tilt" was the early term for the GRONORTH alternative which projects a greater share of employment and population growth in the northern counties, a departure from historical trend.

It was concluded that the Series 1 method of response-by-mail was inadequate and that a program of meetings, seminars, etc. would have to be developed around Series 2 in order to get a dialogue going rather than just "after the fact" reaction. It was also concluded at that time by ABAG staff that a Technical Advisory Committee should be formed, and that joint programs should be developed with interested city or county planning programs to apply the Series 2 projections directly to local planning concerns.³

TAKING SERIES 2 OUT TO LOCAL PLANNING AGENCIES

The concept behind developing local planning agency participation was the Regional Framework described in previous chapters. This chapter describes the procedure developed for local review of Series 2 and the level of response gained from city and county agencies.

1. Establishing Review Mechanisms

The first task was to establish local review mechanisms for both technical review of Series 2 and for policy review either of Series 2 or of later series. The basic approach was to utilize existing county-level structures as much as possible; to save on limited ABAG staff resources, and to encourage unified city/county discussion. Once working relations were well established for purposes of growth projections/growth policy concerns the same organizational arrangement might be used for discussing other ABAG and regional single purpose agency concerns with local jurisdictions.

³The formation of the Technical Advisory Committee had to await the full staffing-up of ABAG's Technical Services Department. The formation of the TAC is now underway. Potential joint efforts toward special applications of the Series 2 projections are still pending with San Mateo and Sonoma Counties.

For purposes of policy review the intent was to have the local jurisdictions in each county determine for themselves what policy groups would be involved, to what extent, and in what sequence. It was intended that the policy statements obtained from local policy groups would be transmitted to the ABAG Regional Planning Committee. The initial objective was simply to establish the appropriate policy review mechanisms in each county. It was anticipated that the Series 2 growth projections themselves would be submitted for local policy review only after thorough technical review mechanisms of considerable variety were either identified or created in most of the Bay Region counties. The county-by-county results of this effort are described in Chapter VII of this report titled Review of Series 2 Growth Projections By County.

For purposes of technical review the intent was again to have the local jurisdictions determine for themselves the composition of their own review groups, but again joint city/county review was encouraged.⁴

Either established technical groups or ad hoc technical groups were consulted in each county. The county-by-county results of this effort are also described in Chapter VII of this report.

The following table summarizes the county-by-county status of ABAG staff work with appropriate policy and technical groups as of the date of this report:⁵

⁴ ABAG staff was made available for as many city/county technical functions as were necessary, and individual jurisdictions were encouraged to respond on their own if they desired. Such individual responses are noted in Appendix C.

⁵ A detailed chronology of local meetings, workshops, etc., is itemized in Appendix A.

Table V-1
Status of ABAG Staff Work With Local Review Groups

	<u>San Francisco</u>	<u>San Mateo</u>	<u>Santa Clara</u>	<u>Alameda</u>	<u>Contra Costa</u>	<u>Solano</u>	<u>Napa</u>	<u>Sonoma</u>	<u>Marin</u>
<u>Policy Review Groups</u>									
Cities			I	M				M	
County			I						
Joint Cities/County	I	I	M				M,R	I	I
<u>Technical Review Groups</u>									
Cities		M	I		M	M			
County		M	I	M	M	M			
Joint Cities/County	M	M	M,R	W,R		M,R	W,R	M,R	W,R
Key: I = Identified M = Met with W = Workshop or Seminar R = Responded									

2. Material Covered in Meetings & Workshops

Meetings with policy groups generally covered the scope of ABAG's growth policy program and the role of the growth projections in reaching toward growth policy. Emphasis was placed on the eventual need for policy review of the growth projections and on the immediate need for thorough technical review.

Work with technical groups was usually structured around two meetings. The first was general in nature covering the scope and content of the growth policy program and the role of the growth projections. A second meeting, usually in the form of a workshop, was held to review the projections in detail. In some cases the detailed review is being carried out by the local groups on their own, with a later response to ABAG staff.

PARTICIPATION IN THE SERIES 2 REVIEW PROCESS

As a result of carrying the effort to the local agencies with meetings and workshops, a dialogue was generated which is proving far

more productive than the exchange of letters in Series 1. The mechanism of participation in each county is unique, complex and usually spans a series of meetings so that it is difficult to measure the level of participation at any one point.

On the basis of attendance and participation in the ABAG staff and/or county staff organized seminars and workshops, Table V-2 provides some indication of the scope of involvement of local units in the Series 2 review.⁶ Figure V-1 gives an indication of the geographic scope of local participation.

Table V-2
Local Jurisdictions Participating
in the Review of the Series 2 Projections

<u>County</u>	<u>Participating</u>		<u>Not Participating</u>	
	<u>No. of Cities</u>	<u>% of Population*</u>	<u>No. of Cities</u>	<u>% of Population</u>
San Francisco	1	100%		
San Mateo	13	93%	6	7%
Santa Clara	12	94%	3	6%
Alameda	8	83%	5	17%
Contra Costa	8	83%	6	17%
Solano	4	92%	3	8%
Napa	1	91%	3**	9%
Sonoma	7	97%	1	3%
Marin	7	88%	4	12%
TOTAL REGION:	61	91%	31	9%

*Includes population in un-incorporated areas which was represented by county planning departments in all counties. Source: 1974 DOF estimates of population.

**The three smaller cities in Napa County were represented in policy discussions of Series 2 by the Napa County Combined Planning Commissions.

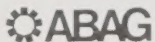
⁶ A detailed listing of cities that participated and didn't participate is included in the Appendix B.

Figure V-1

**Local Participation
in the Review
of the Series 2
Regional Growth Projections**

- Cities participating
- Cities not participating
- () Cities and counties not members of ABAG

SCALE
5 0 5 10 MILES



ASSOCIATION
OF BAY AREA
GOVERNMENTS



CHAPTER VI

REGION-WIDE PERSPECTIVE OF REGIONAL/LOCAL PROJECTIONS

This chapter of the report looks at the local agencies' response to the Series 2 Regional Growth Projections from the regional perspective and in terms of two aspects:

- o What is the total regional growth picture obtained by adding up the results of local projection systems and how does this compare to the Series 2 projections and ABAG's established region-wide growth policy?
- o How do the regional growth alternatives, GRONORTH, GROSOUTH, and LOSOUTH, look from the local perspective?

While Chapter VII of this report, reviews the individual county-by-county outlook on the regional growth projections, this chapter reviews briefly the regional/local growth perspective for four major sub-regional areas.

TOTAL REGIONAL GROWTH: THE REGIONAL PERSPECTIVE OF LOCAL PROJECTIONS

As previously noted, not all counties have developed growth projections such that they are easily aggregated to yield a regional growth picture that is the sum of its city and county parts. However, some interpretive use of local agencies' use of the DOF projections to fill

the holes in the picture enables a current look at what the sum of county projections is and how it compares with the Series 2 regional projections, as indicated in Table VI-1 and Figure VI-1.

Table VI-1
TOTAL REGIONAL POPULATION GROWTH
Series 2 Regional Projections & Aggregate of
County Projections

<u>Aspect of Growth</u>	<u>Series 2</u> <u>Regional Projections</u>		<u>Aggregate</u> <u>County Projections*</u>			<u>Working**</u>
	<u>GroNorth</u>	<u>GroSouth</u>	<u>LoSouth</u>	<u>High</u>	<u>Low</u>	
1970 Population: 4,635,000						
Year 2000 Projection:.	7,546,800	7,545,800	6,205,200	8,366,100	6,565,500	7,144,400
1970-2000 Population Added:	2,911,800	2,910,800	1,570,200	3,730,200	1,929,600	2,478,500

*Source: Appendix Table D-1 which includes specific county projections.

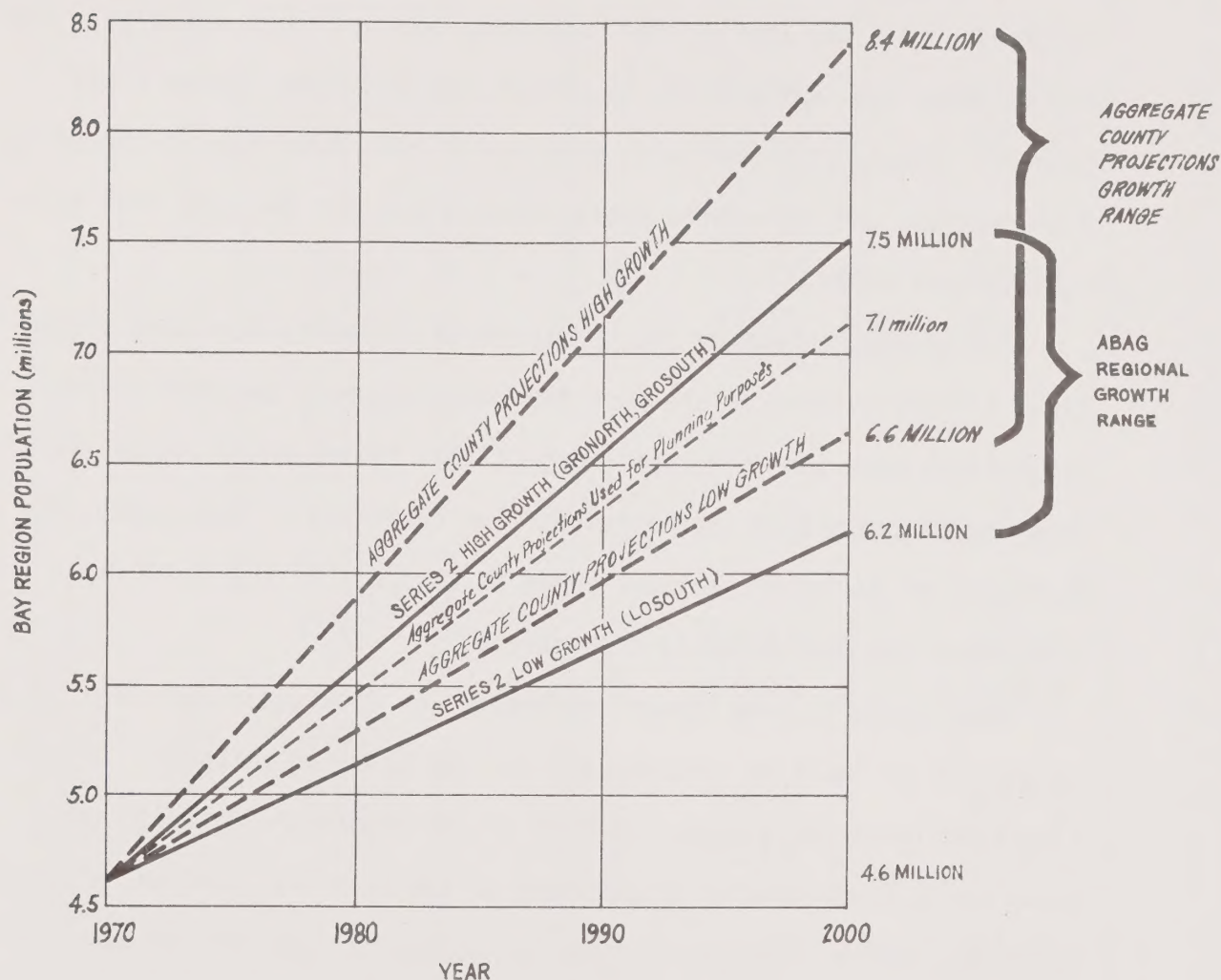
**"Working" Projections refers to the single projection (in the range of projections developed by most counties) that is in working use for county-wide planning purposes.

The spread between low growth and high growth for the total region in the aggregated county projections is somewhat greater than the growth range of Series 2: 1.8 million vs. 1.3 million persons. The aggregate of county projections for the year 2000 is significantly higher: 360,000 to 800,000 persons higher than the range of the Series 2 regional projections, and higher by approximately the same degree than the ABAG regional growth policy as adopted by the ABAG General Assembly in 1973.

The regional aggregate of projections generally in working use by the counties for their own planning purposes is about 7.1 million people. This is at the lower third of the counties' aggregate growth range, and about at the upper third of the ABAG regional growth range. (see Figure VI-1)

Figure VI - 1

TOTAL REGIONAL POPULATION GROWTH
Series 2 Regional Projections & Aggregate of County Projections



SUB-REGIONAL PROJECTIONS: A LOOK AT THE
DIRECTIONAL THRUST OF REGIONAL GROWTH

As previously indicated, the Series 2 sub-regional growth projections do not represent ABAG growth policy as such, but can be taken to represent a growth range in each sub-regional area that is consistent

with adopted ABAG policy. In order to better relate to the major north/south thrusts of the ABAG regional growth alternatives (GRONORTH, GRO-SOUTH, AND LOSOUTH), the county projections are aggregated in Table VI-2 into four major sub-regional areas: North Bay (Sonoma, Napa, and Solano Counties); West Bay (Marin, San Francisco, and San Mateo Counties); East Bay (Alameda and Contra Costa Counties); and South Bay (Santa Clara County). Figure VI-2 indicates graphically the comparison of the Series 2 projections and aggregated county projections for the same four major sub-regional areas.

The greater extent of the growth range in county-developed projections is most evident in the West Bay counties where the ABAG Series 2 projections have the "tightest" range. This is due primarily to the differences in projection approaches for San Francisco¹. Conversely, the aggregate of county projections range is tightest in the North Bay counties where the ABAG range is the greatest.

Most counties have chosen one projection from their own range as a single set of "working" projections for the planning purposes. Figure VI-2 highlights the greatest portion of new growth projected by the counties in their working projections as the East Bay counties, with the South Bay (Santa Clara County) not far behind in magnitude of new population projected. The East Bay locations are also the receivers of the bulk of new growth in the Series 2 projections, due to their continued advantages of having extensive developable lands available and being relatively close to both the older centralized job locations of San Francisco and Oakland and the newer job locations of the South Bay area.

¹See discussion in Chapter VII.

Table VI-2
POPULATION GROWTH COMPARED BY MAJOR SUB-REGION
Historical Trend, Series 2 Projection, and County Projections



	<u>HISTORICAL</u>		<u>RECENT GROWTH TRENDS</u>		
	<u>1960</u>	<u>1960-1970</u>	<u>1970</u>	<u>1970-1974</u>	<u>1974</u>
North Bay	351,100	108,100	459,200	50,200	509,400
East Bay	1,322,300	311,800	1,634,100	48,700	1,682,800
West Bay	1,331,500	146,400	1,477,900	-10,300	1,467,600
South Bay	642,300	422,400	1,064,700	114,200	1,178,900
Total Bay Region	3,647,200	988,700	4,635,800	302,800	4,938,700

<u>PROJECTED</u>	<u>Series 2 Regional Projections</u>			<u>Aggregated County Projections</u>		
	<u>GRONORTH</u>	<u>GROSOUTH</u>	<u>LOSOUTH</u>	<u>HIGH</u>	<u>LOW</u>	<u>WORKING*</u>
<u>Total Population</u> <u>Year 2000</u>						
North Bay	1,254,000	946,300	705,700	1,268,100	943,200	1,030,800
East Bay	2,747,500	2,800,400	2,258,800	2,718,800	2,284,000	2,469,700
West Bay	1,907,000	1,946,700	1,717,400	2,212,200	1,692,300	1,793,900
South Bay	1,638,300	1,852,400	1,523,100	2,167,000	1,646,000	1,820,000
Total Bay Region	7,546,800	7,545,800	6,205,200	8,366,100	6,565,500	7,114,400
<u>Population Growth</u> <u>1970-2000</u>						
North Bay	794,700	487,000	246,600	808,900	484,000	571,600
East Bay	1,113,400	1,166,400	624,900	1,084,700	649,900	835,600
West Bay	429,100	468,700	239,400	734,300	214,400	316,000
South Bay	573,600	787,700	458,400	1,102,300	581,300	755,300
Total Bay Region	2,910,800	2,909,800	1,569,300	3,730,200	1,929,600	2,478,500

*Note: "Working" Projections refers to the single projection (in the range of projections developed by most counties) that is in working use for county-wide planning purposes.

Source: Appendix Table D-1, which includes specific county projections.

Figure VI -2

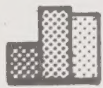
SUBREGIONAL PROJECTIONS COMPARED Series 2 and Aggregated County Projections - Population Growth Increment 1970 - 2000

SERIES 2 SUBREGIONAL PROJECTIONS

KEY:



NORTH
 BAY



WEST
 BAY



EAST
 BAY



SOUTH
 BAY



NORTH
 BAY



WEST
 BAY



EAST
 BAY

AGGREGATED COUNTY PROJECTIONS BY SUBREGION

KEY:



COUNTIES' HIGH GROWTH PROJECTIONS
 COUNTIES' LOW GROWTH PROJECTIONS
 COUNTIES' "WORKING" PROJECTIONS
 (IN USE FOR PLANNING PURPOSES)



SOUTH
 BAY

LOCAL PERSPECTIVE OF THE REGIONAL GROWTH ALTERNATIVES

Local planning agency response to the Series 2 Regional Projections conceptual growth alternatives, GRONORTH, GRO SOUTH and LOSOUTH, was less than enthusiastic in both support and substance. Local agencies tended to view them only in terms of their growth levels (high or low) and took little if any note of the regional concept of growth direction (continuing southern trend, or altering course with balanced growth, north & south).

1. Specific County Evaluations of the Regional Growth Alternatives

Marin County (and cities) staff evaluated the regional alternatives both in terms of county plan and policy and in terms of their knowledge of current growth trends since 1970. They said the GRONORTH alternative best fits the policies of the 1970 county-wide plan and the growth that has occurred in Marin as determined in their systematic county-wide growth monitoring program.

Sonoma County staff evaluated only the GRONORTH alternative along with an alternative of their own making (similar to GRO SOUTH) and determined both were unacceptable as being too high. The ABAG low projection, LOSOUTH, was not evaluated despite being significantly lower than the county's own alternative.

Napa County staff and policy makers evaluated the regional growth alternatives against well established county and city (of Napa) policy and found LOSOUTH as being the only alternative close to their policy.

Solano County (and cities) staff determined that GRONORTH was probably conservative relative to the county's growth goal.

Contra Costa County staff has found the LOSOUTH alternative as the best fit to planning projections selected by the county from a set of alternative projections of their own making.

Alameda County staff has developed projections that they are using for all county-wide planning purposes. These county projections are closest to the regional GRONORTH projection for Alameda County.

Santa Clara County staff has determined that GROSOUTH best fits the findings of the county plan and development trends of the early 1970's.

San Mateo County staff has found the LOSOUTH alternative closest to development trends of the early 1970's. County plan and policy is not specific as to growth policy.

San Francisco staff has not yet evaluated the ABAG growth alternatives, but ABAG staff review of San Francisco's own series of population projections indicates that GROSOUTH is closest to the projection currently in use by city planning staff.

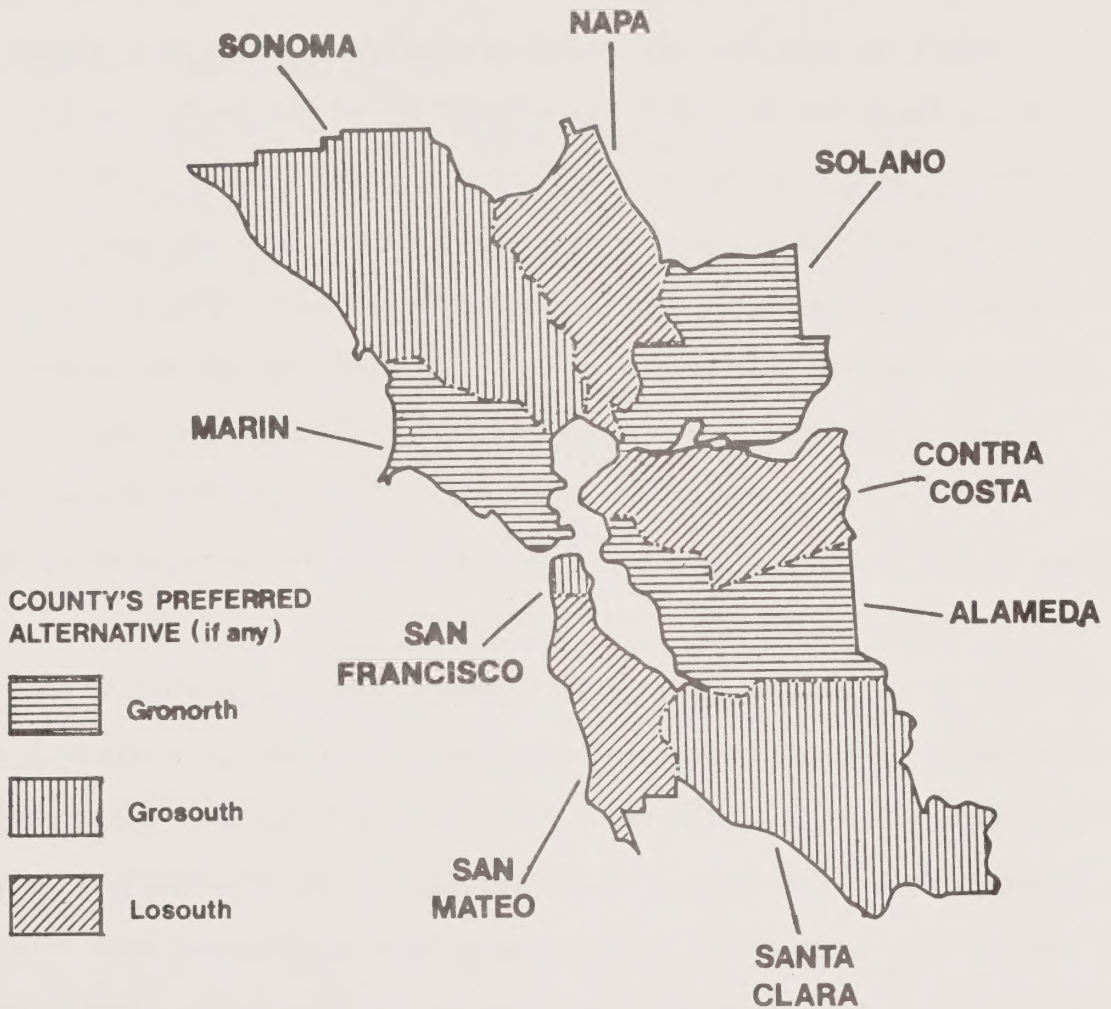
Thus, the regional total of the county-by-county judgmental response as indicated in Figure VI-3 is simply that: a county-by-county reaction which does not yet suggest a clear-cut means to reach toward a single, rational region-wide growth policy alternative.

2. County Projections Compared to Series 2 Sub-Regional Projections

The growth projections in use by the local planning agencies could be a more accurate clue to their concept of the region's growth future than their evaluation of, or simple reaction to, the three Series 2 growth

Figure VI-3

GEOGRAPHIC PATTERN
OF COUNTIES' PREFERRED
SERIES 2 REGIONAL GROWTH ALTERNATIVES



alternatives. It has already been shown that the aggregate of county projections projects a significantly higher regional population than the Series 2 regional projections (See Figure VI-2).

Although county projections foresee a slightly larger share of new growth in the East Bay locations than elsewhere in the region, it may be significant that they project a considerably less quantity of growth

there, about 800,000 added population, than do either of the Series 2 high growth alternatives (both GRONORTH and GRO SOUTH project about 1.1 million added population in the East Bay counties between 1970 and 2000).

Generally speaking, the county projections foresee more growth in both the North Bay and South Bay extremities of the region and less growth in the mid-region East Bay and West Bay locations. The Series 2 projections allocate growth more uniformly throughout the region, with some emphasis toward the south in GRO SOUTH and some emphasis toward the north in GRONORTH, but with a substantial projection of new growth first "filling-in" the mid-region locations of East Bay and West Bay.

Short-range growth trends from 1970 to 1974 tend to substantiate the lesser growth in the mid-region and more in the extreme North Bay and South Bay locations.

It should not be expected that county-level projections either individually or in their regional aggregate will focus on a coherent region-wide alternative that could then serve as a regional locational growth policy. Though by no means conclusive, the growth-at-the-extremities-of-the-region aspect of the county-level projections does point to the need for ABAG staff and committees to re-evaluate the growth direction concepts of the present set of regional growth alternatives before proceeding with the Series 3 regional growth projections. The short-range trend also seems to support this conclusion.

CHAPTER VII

REVIEW OF SERIES 2 GROWTH PROJECTIONS BY COUNTY

CITY & COUNTY OF SAN FRANCISCO

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for the City and County of San Francisco.

Table VII-1

HISTORIC & PROJECTED GROWTH TRENDS CITY & COUNTY OF SAN FRANCISCO

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	715700		295200		504500		20300	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
Time Period	Number Added	Annual Growth Rate	Number Added	Annual Growth Rate	Number Added	Annual Growth Rate	Number Added	Annual Growth Rate
<i>Historic Trend 1960-1970</i>	-24600	-2500	-200*	-20	61700	6200	n.a.	n.a.
High Projection 1970-1980 (GroSouth Growth Alternative)	7700	800	2900 ~	300	34100	3400	-130	-10
Low Projection 1970-1980 (LoSouth Growth Alternative)	5600	600	2100	200	1600	200	-300	-30
High Projection 1970-2000 (GroSouth Growth Alternative)	32700	1100	12600	400	125700	4200	-80	-10
Low Projection 1970-2000 (LoSouth Growth Alternative)	21100	700	7800	300	25900	900	-400	-10

**1960-1970 units are total housing units including vacancies.
All others are occupied units only.*

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The city-wide growth projections have been reviewed with the city planning staff of San Francisco.

2. The Review Mechanisms in San Francisco

The need for both technical and policy review has been discussed with the city planning staff but no recommendation has been made as to what policy groups in San Francisco should eventually review the growth projections and their impacts. Technical review of all aspects of the growth projections has been initiated by the city planning staff.

3. Review of the Growth Projections

Preliminary technical review completed by city planning staff (5/31/74) indicates a need for a more detailed level of technical review in San Francisco than in the other counties, including:

- The geographic level of detail for technical review must be the finest that the ABAG projections system can provide; most likely at the zone level (40 sub-areas of the city).
- Major effort must be given to detailed review of the San Francisco employment projections by industry type in recognition of their critical role in the region-wide employment projections and thus the region-wide population projections as well. An industry group of particular importance for region-wide as well as city projections is the national finance, insurance, and other office activities. San Francisco's future role as financial center, not just for the region, but for national interests in the entire Pacific basin will be a crucial determinant of future office-space demand in the region as a whole.

- Special attention must also be given to technical review of the housing and population projections to evaluate unique aspects of the San Francisco situation that are difficult to model in the region-wide context; including redevelopment, conversion, changing household composition, mix of housing types, etc.
- Specific review of all key assumptions in the projections system, notably including the detailed assumptions on future transportation systems, including streets, freeways, transit, and parking limitations.
- San Francisco planning staff is going to update their own population projections in the Spring of 1975. Projections now in use by the city planning staff were developed in 1968 and include six projections in a range which is totally higher than ABAG's range for the city. City staff's highest projection is 20% higher than ABAG's highest (GROSOUTH alternative). City staff's lowest projection is $2\frac{1}{2}\%$ higher than ABAG's highest and $3\frac{1}{2}\%$ higher than ABAG's lowest (LOSOUTH alternative).

	ABAG 1990 Population Projections	San Francisco 1990 Population Projections
High growth	736,700	884,000
Low Growth	729,600	755,572

SAN MATEO COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for San Mateo County.

Table VII-2
HISTORIC & PROJECTED GROWTH TRENDS
SAN MATEO COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	556200		185000		223500		57200	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
<u>Time Period</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
<i>Historic Trend 1960-1970</i>	111800	11200	48700*	4900	75900	7600	n.a.	n.a.
High Projection 1970-1980 (GroSouth Growth Alternative)	89400	8900	41800	4200	36000	3600	4500	500
Low Projection 1970-1980 (LoSouth Growth Alternative)	51800	5200	31000	3100	19500	1950	3000	300
High Projection 1970-2000 (GroSouth Growth Alternative)	308200	10300	142900	4800	136900	4600	13900	500
Low Projection 1970-2000 (LoSouth Growth Alternative)	161400	5400	83300	2800	89600	3000	8700	300

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series-2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (seven sub-areas of San Mateo County) with the city and county planning agencies of the county.

2. The Review Mechanisms in San Mateo County

Eventual policy review of the growth projections and their impacts could be coordinated by the San Mateo County Regional Planning Committee. The role of other policy groups in the county is yet to be determined. The San Mateo RPC is composed of representatives of the planning commissions and councils of the eighteen cities, the county planning commission and Board of Supervisors, and representatives of some major unincorporated areas. Technical review is now underway by the county planning staff with the cooperation of the planning directors of the cities under the auspices of the City-County Planning Task Force. The Task Force is composed of city planners, city engineers, and city managers as appropriate from each jurisdiction. The results of the technical review by the Task Force, the technical advisory arm of the county's Regional Planning Committee, will be transmitted to the County Regional Planning Committee for comment and any formal action which they deem appropriate.

3. Review of the Growth Projections

Preliminary review completed by the county planning staff and presented to the City-County Planning Task Force (6/28/74) indicates:

- The low growth projection (LOSOUTH alternative) most nearly approximates current trends as well as longer range staff expectations. The higher growth projections (GRONORTH and GROSOUTH alternatives) would both exceed the assumptions of

the County and its cities in their planning programs to date. The ABAG low growth projection of a year 2000 population level of 717,600 would constitute a high growth projection for San Mateo County. The County plan includes no specific growth policy against which to compare the ABAG projections.

- Review of the sub-county projections with city planning staff is continuing on the part of county planners.
- Technical review of the key assumptions in the ABAG projection system is continuing on the part of county and city planners.

The technical review of the growth projections now underway is a technical evaluation of the projections and does not represent policy for the county of San Mateo or its cities.

SANTA CLARA COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Santa Clara County.

Table VII-3
HISTORIC & PROJECTED GROWTH TRENDS
SANTA CLARA COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	1064700		322900		432800		124000	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
<u>Time Period</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
<i>Historic Trend 1960-1970</i>	422400	42200	136500*	13700	200300	20000	n.a.	n.a.
High Projection 1970-1980 (GroSouth Growth Alternative)	243700	24400	101300	10100	103000	10300	13700	1400
Low Projection 1970-1980 (LoSouth Growth Alternative)	175500	17600	94100	9400	72900	7300	11200	1100
High Projection 1970-2000 (GroSouth Growth Alternative)	787700	26300	337000	11200	351400	11700	38600	1300
Low Projection 1970-2000 (LoSouth Growth Alternative)	458400	15300	229000	7600	229000	7600	26400	900

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (six sub-areas of the County) with the city and county planning agencies of Santa Clara County.

2. The Review Mechanisms in Santa Clara County

Eventual policy review of the growth projections and their impacts will be accomplished by a hierarchy of policy groups in

Santa Clara County. Included in the chain of policy review are: The Plan and Policy Committee (PPC), composed of representatives of each city council and planning commission and the county planning commission and Board of Supervisors; the Inter-City Council (ICC) of mayors and city council members; and the full county Board of Supervisors. The PPC is expected to hold public hearings on any growth projections that are carried through the policy review process. Technical review of the growth projections is being accomplished by the research staff of the Santa Clara County Planning Department. The county staff evaluations are then being reviewed by the individual city planning staffs under the auspices of the Santa Clara County Association of Planning Officers, a group composed of planning directors or other chief planning officers. SCCAPO's technical report and recommendation will be forwarded to the county's organization of city managers for review before submittal to the Plan and Policy Committee for policy evaluation.

3. Review of the Growth Projections

Preliminary review completed by the county planning staff (8/27/74) submitted to SCCAPO for their review and action indicates:

- ABAG's high growth projection (GROSOUTH Alternative) very closely approximates the county staff's own moderate growth projection. The county's high growth estimate is 315,000 (17%) higher than ABAG's high growth projection. Due to differences in technical method, there is no county counter-

part to the ABAG low growth projection (LOSOUTH Alternative). Similarly, ABAG has no counterpart to the county's Zero Migration alternative.

	<u>ABAG 2000 Population Projections</u>	<u>Santa Clara County 2000 Population Projections</u>
High Growth	1,852,000	2,167,000
Medium Growth	1,638,000	1,820,000
Low Growth	1,532,000	1,646,000
		Zero Migration 1,299,000

Notably, ABAG's low growth projection could occur only if the level of net in-migration to Santa Clara County were to decline dramatically from it's current level.

Although there are substantive differences in technical method, both ABAG and county systems do project employment as well as population so there is a basis for comparison of these aspects. The county's projection of 823,400 Employed Residents in the year 2000 is 9000 (1%) higher than ABAG's highest projection (GROSOUTH Alternative).

- Review of the sub-county projections with SCCAPO and city planning staffs is underway.

The technical review of the growth projections now underway is a technical evaluation of the projections and does not represent a policy response for the County of Santa Clara or its cities.

ALAMEDA COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Alameda County.

Table VII-4

HISTORIC & PROJECTED GROWTH TRENDS ALAMEDA COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	1075700		366300		469700		87900	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
Time Period	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
<i>Historic Trend 1960-1970</i>	166000	16500	69500*	6900	101800	10200	n.a.	n.a.
High Projection 1970-1980 (GroSouth Growth Alternative)	152800	15300	62500~	6300	94900	9500	7700	800
Low Projection 1970-1980 (LoSouth Growth Alternative)	104200	10400	54200	5400	57400	5700	6200	600
High Projection 1970-2000 (GroSouth Growth Alternative)	552700	18400	232400	7700	377500	12600	25500	900
Low Projection 1970-2000 (LoSouth Growth Alternative)	319600	10700	151600	5100	243100	8100	17600	600

**1960-1970 units are total housing units including vacancies.
All others are occupied units only.*

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The need for and use of growth projections has been discussed with the city-county managers' association and the Alameda County Mayors Conference.

The growth projections have been reviewed at sub-county scale (seven sub-areas of the County) with staff representatives of the planning agencies of Alameda County.

2. The Review Mechanisms in Alameda County

No determination has been made as to which policy groups in Alameda County will participate in the policy review of the regional growth projections.

Technical review of the growth projections is underway by county planning staff and some city planning staffs under the coordination of the Technical Advisory Committee, Alameda County Census Tract Committee. This committee is composed of technical representatives of the city and county planning agencies, other county departments, public utilities, and other interested public agencies.

3. Review of the Growth Projections

Preliminary review comparing the ABAG population projections against population projections currently (4/16/74) in use by the Alameda County Planning Department indicates:

- The county-wide population projections in use by the county planning department are within the range of the ABAG population projections:

	<u>ABAG 1995 Population Projections</u>	<u>Alameda County 1995 Population Projections</u>
High Growth	1,541,000	1,404,000
Low Growth	1,350,000	

- The sub-county projections have been reviewed with the Census Tract Committee and responses from the cities are pending. Comparison with the county planning department's projections for four major sub-area of the county (central metropolitan, Eden, Washington, Livermore-Amador) indicates that the allocation of total county population to the four county sub-areas is proportionally consistent among the high and low ABAG projections and the county projection, with a notably higher proportion of total population in the central metropolitan area (greater Oakland/Berkeley) in the ABAG low projection. Otherwise the difference are differences of absolute magnitude rather than shares of total county growth.
- Key assumptions in the ABAG projections have been reviewed with the Census Tract Committee and responses from the cities are pending.

The technical review of the growth projections now underway is a technical evaluation and does not represent policy for the County of Alameda or its cities.

CONTRA COSTA COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Contra Costa County.

Table VII-5
HISTORIC & PROJECTED GROWTH TRENDS
CONTRA COSTA COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	558400		173000		142800		86800	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
Time Period	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
Historic Trend 1960-1970	146800	14700	54100*	5410	41400	4100	n.a.	n.a.
High Projection 1970-1980 (GroNorth Growth Alternative)	186700	18700	79700	8000	52100	5200	11600	1200
Low Projection 1970-1980 (LoSouth Growth Alternative)	113100	11300	64000	6400	20100	2000	7300	700
High Projection 1970-2000 (GroNorth Growth Alternative)	650500	21700	290800	9700	215000	7200	33900	1100
Low Projection 1970-2000 (LoSouth Growth Alternative)	305300	10100	159200	5300	78500	2600	18300	610

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (ten sub-areas of Contra Costa County) with the city and county planning agencies of the County.

2. The Review Mechanisms in Contra Costa County

The need for both technical and policy review has been discussed with the county planning staff but no recommendation has been made as to what policy groups in Contra Costa County should eventually review the growth projections and their impacts.

Technical review of the growth projections has been initiated by the county planning staff working with an ad hoc group of staff planners representing the cities of Contra Costa County.

3. Review of the Growth Projections

Preliminary review completed by county planning staff and ABAG staff and discussed with city planning staffs (3/14/74) indicates:

	<u>ABAG 2000 Population Projections</u>	<u>Contra Costa County 2000 Population Projections</u>
High Growth	1,208,900	1,237,800
Low Growth	863,600	803,000

- Further review of the sub-county projections with city planning staffs pending. Preliminary review with the county staff projections indicates that the ABAG growth projections are quite consistent with the county projections in terms of the proportion of total county population allocated to four major economic sub-areas of the county: the east county, central county, north coast, and west county.
- Technical review of the key assumptions in the ABAG projection system is pending on the part of city and county planning staffs.

The technical review of the growth projections now underway is a technical evaluation and does not represent policy for the County of Contra Costa or its cities.

SOLANO COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Solano County.

Table VII-6
HISTORIC & PROJECTED GROWTH TRENDS
SOLANO COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	175200		48600		56500		18500	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
<u>Time Period</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
Historic Trend 1960-1970	37400	3700	11700*	1170	12800	1300	n.a.	n.a.
High Projection 1970-1980 (GroNorth Growth Alternative)	84600	8500	35300	3500	20700	2100	2300	200
Low Projection 1970-1980 (LoSouth Growth Alternative)	40200	4100	21500	2200	2500	300	900	100
High Projection 1970-2000 (GroNorth Growth Alternative)	214600	7200	89900	3000	71300	2400	6000	200
Low Projection 1970-2000 (LoSouth Growth Alternative)	96500	3200	46500	1600	9600	300	1800	100

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (five sub-areas of the County) with the city and county planning agencies of Solano County.

2. The Review Mechanism in Solano County

The need for both technical and policy review of the growth projections has been discussed with an ad hoc group of county planning

and LAFCO staff, city planning directors, and other city representatives. No specific recommendation has been made as to what policy groups in Solano County should eventually review the growth projections and their impacts. Technical review of the growth projections was undertaken by the ad hoc group of city planning directors, the county planning director and the county LAFCO director, with the results of the review communicated by the county planning director.

3. Review of the Growth Projections

The preliminary review completed by the ad hoc technical planning groups (5/31/74) indicates:

- The county has no formalized growth policy but the planners believe the ABAG population projections are somewhat conservative. The ABAG high growth projections of approximately 390,000 by the year 2000 appears to be about 48,000 shy of Solano County's present goals (150% growth).
- Further technical work is needed to review the major generating factors in the ABAG growth projections and most notably to evaluate the amount of land available for development within the incorporated areas of Solano County.

NAPA COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Napa County.

Table VII-7
HISTORIC & PROJECTED GROWTH TRENDS
NAPA COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	79100		25100		26800		11700	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
<u>Time Period</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
Historic Trend 1960-1970	13200	1300	5700*	600	6200	600	n.a.	n.a.
High Projection 1970-1980 (GroNorth Growth Alternative)	28100	2800	13100	1300	6100	600	1800	200
Low Projection 1970-1980 (LoSouth Growth Alternative)	12700	1300	7500	800	2200	200	1000	100
High Projection 1970-2000 (GroNorth Growth Alternative)	154800	5200	78800	2600	26000	700	7100	200
Low Projection 1970-200 (LoSouth Growth Alternative)	39600	1300	21600	700	7400	200	2600	100

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (five sub-areas of the County) with the city and county planning agencies of Napa County.

2. The Review Mechanism in Napa County

The need for both technical and policy review of the growth projections has been discussed with The Combined Napa Valley Planning

Commissions of Napa County. The Combined Napa Valley Planning Commissions is comprised of the planning Commissioners of Napa County and cities of Napa, Yountville, St. Helena, and Calistoga. This group has been holding monthly meetings to coordinate planning in the county for almost two years. The Combined Planning Commissions obtain staff services from the Napa County Conservation, Development and Planning Department. No formal inter-jurisdictional technical review group exists in Napa County. Technical review is being coordinated by the county planning staff.

3. Review of the Growth Projections

Preliminary policy review completed by the Combined Napa Valley Planning Commissions recommends:

- A preferred Napa County target population of 115,000 for the year 2000, a figure 3% below ABAG's low growth projection and 51% below ABAG's high growth projections.
- The technical review conducted by ABAG and Napa County planning staff indicates the range of the ABAG population projections for the total county is consistently higher than the range of projections in use by the county staff.

	<u>ABAG 2000 Population Projections</u>	<u>Napa County 2000 Population Projections</u>
High Growth	234,000	200,000
Low Growth	119,000	115,000

- Technical review of sub-county projections is continuing on the part of ABAG and county planning staff.
- Technical review of employment and urban land area projections consistent with the stated county population policy should be undertaken by ABAG and county planning staffs.
- Technical review of key assumptions in the ABAG projection system has been completed by county planning staff.

The technical review of the growth projections now continuing is a technical evaluation and does not constitute policy for the County of Napa or its cities. The policy response of the Combined Napa Valley Planning Commissions regarding the total population target will be considered as a preliminary policy statement pending any appropriate actions by other city or county policy groups in Napa County, including the Board of Supervisors and the various city councils.

SONOMA COUNTY

2. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Sonoma County.

Table VII-8

HISTORIC & PROJECTED GROWTH TRENDS SONOMA COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	204900		67900		64300		22700	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
<u>Time Period</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
<i>Historic Trend 1960-1970</i>	57500	5800	18300*	1800	20200	2000	n.a.	n.a.
High Projection 1970-1980 (GroNorth Growth Alternative)	104700	10500	49500	5000	38000	3800	6000	600
Low Projection 1970-1980 (LoSouth Growth Alternative)	38400	3800	23400	2300	9700	1000	2600	300
High Projection 1970-2000 (GroNorth Growth Alternative)	425200	14200	213100	7100	22100	7400	19000	600
Low Projection 1970-2000 (LoSouth Growth Alternative)	110400	3700	59800	2000	42800	1400	6300	200

*1960-1970 units are total housing units including vacancies.
All others are occupied units only.

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been submitted for review at sub-county scale (five sub-areas of the County) to city and county planning agencies in Sonoma County.

3. The Review Mechanism in Sonoma County

The need for both technical and policy review of the growth projec-

tions has been discussed with the county planning staff, some of the city planning staffs, representatives of the Local Agency Formation Commission (LAFCO), and the cities' Mayors'/Councilmen's Association. Emphasis has been placed on the special need for joint cities/county review, rather than separate review. Although no formal structure has existed for joint cities/county policy review, a proposal has been made by the Sonoma County Local Agency Formation Commission for the formation of a Sonoma County City-County Planning Policy Committee, and the proposal has been approved by each city council and the Board of Supervisors. Technical review of the growth projections has fallen to the Technical Advisory Committee of the county's general plan program and balanced transportation program. This group is composed of technical representatives of the various pertinent county departments, the city planning agencies, regional agencies, and appropriate agencies in neighboring counties.

3. Review of The Growth Projections

Technical review of the growth projections has been undertaken in the context of the county planning staff's general plan program, which has a timely need for information on regional growth impacts on Sonoma County. County staff has completed and presented to its Technical Advisory Committee (5/22/74) an evaluation of the ABAG high-growth alternative compared to a lower growth option of the county staff's own making, termed "Baseline" (76% of the ABAG high-growth projections). No evaluation has been made by county staff

of the ABAG low-growth projection (which is 50% lower than the ABAG high-growth projection and 30% lower than the county projection.)

	<u>ABAG 2000 Population Projections</u>	<u>Sonoma County 2000 Population Projections</u>
High Growth	630,000	
Low Growth	315,000	478,000

The County staff evaluation of the ABAG high-growth projection, and other technical-level review work still continuing, indicates:

- The ABAG high-growth projection (GRONORTH) assumes Sonoma and other northern counties capturing a greater than normal share of regional growth in basic employment, with a resulting improved balance of jobs to residents thus reducing dependence on commuting to San Francisco and other established job centers. The county staff's own lower-growth alternative would continue present job location trends with the county's growth continuing to be keyed to that of a "bedroom suburb". Both the ABAG high-growth projection and the county projection reflect a continuation of historic growth patterns and both would likely be inconsistent with county policy, notably in terms of continuous corridor development in the Route 101 corridor. Neither alternative is acceptable so that other alternatives will need to be evaluated before a preferred growth alternative is reached.

- Technical review of sub-county projections in light of growth policies of Santa Rosa and Petaluma will need considerable more work examining the complex combination of city/county low-growth/ high-growth options and potential policies.
- The distribution of population growth to sub-areas within Sonoma County is fairly consistent among the County's own projection and ABAG's LOSOUTH and GROSOUTH alternatives. ABAG's GRONORTH alternative allocates a larger projection of the added growth into the Santa Rosa area.
- Detailed technical review of the ABAG 1970 data used as the base for the projections has been completed by county planning staff, including the review of land use data and employment data as well as population data.
- Technical evaluation of the ABAG low-growth alternative could be helpful in structuring a preferred growth alternative for Sonoma County.
- More technical review of key assumptions in the ABAG projection system is needed, particularly with city planning staffs.

The technical review of the projections now underway is a technical evaluation and does not represent policy for the County of Sonoma or its cities.

MARIN COUNTY

1. Growth Trends: The Regional Growth Projections

The table below documents the short-range and long-range regional growth projections for Marin County.

Table VII-9

HISTORIC & PROJECTED GROWTH TRENDS MARIN COUNTY

	<u>Population</u>		<u>Housing Units</u>		<u>Employment</u>		<u>Urban Land</u>	
Base Year 1970:	206000		67600		54600		26000	
	<u>Population Change</u>		<u>Housing Unit Change</u>		<u>Employment Change</u>		<u>Urban Land Change</u>	
Time Period	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>	<u>Number Added</u>	<u>Annual Growth Rate</u>
<i>Historic Trend 1960-1970</i>	59200	5900	21700*	2200	21800	2200	n.a.	n.a.
High Projection 1970-1980 (GroNorth Growth Alternative)	43700	4400	19400	1900	16800	1700	3200	300
Low Projection 1970-1980 (LoSouth Growth Alternative)	20600	2100	11700	1200	4700	500	1700	200
High Projection 1970-2000 (GroNorth Growth Alternative)	176900	5900	80600	2700	72900	2900	11600	400
Low Projection 1970-200 (LoSouth Growth Alternative)	57000	1900	28400	900	18500	600	4200	100

**1960-1970 units are total housing units including vacancies.
All others are occupied units only.*

Source: ABAG/MTC Series 2 projections of population, employment and land use, 1970-2000.

The growth projections have been reviewed at sub-county scale (five sub-areas of Marin County) with the city and county planning agencies of Marin County.

2. The Review Mechanisms in Marin County

Eventual policy review of the growth projections in Marin County will most probably be coordinated by the City-County Planning Council. The CCPC is composed of representatives from the planning commission and council of each of Marin's eleven Cities, as well as from the county planning commission and Board of Supervisors. The sequence and role of other city or county policy groups in the review process is yet to be determined. Technical review of the growth projection is to be accomplished by local planning staffs in Marin under the auspices of the Marin Planning Staff's Coordinating Committee, with county planning department staff accomplishing the technical review from the orientation of the county-wide comprehensive plan. The MPSCC is composed of staff representatives from each jurisdiction including planning officers, public works representatives, or administrators as appropriate.

3. Review of the Growth Projections

Preliminary review completed by the County planning staff and discussed with the Planning Staff's Coordinating Committee and ABAG staff (7/11/74) indicates:

- The high growth projection (GRONORTH alternative) most nearly approximates current development trends in the county. The ABAG growth projections range is approximately 15% lower than the growth range assumed in the county-wide plan:

	<u>ABAG 1990</u> <u>Population Projections</u>	<u>Marin County 1990</u> <u>Population Projections</u>
High Growth	311,000	"Market" Projection 365,300
Low Growth	247,000	County-wide Plan 300,000

- The county's population and housing growth projections were developed in the regional context of a region-wide model developed by the University of California Center for Real Estate Research.

This projection system was used to develop the "market" projection as a measure of regional influence on Marin. These market trend projections were then used to evaluate county policy and develop the projections which became the base of the county-wide plan. Special technical effort will be required to nest this system with the ABAG system.

- The county's economic studies need to be related to the more current employment projections of Series 2.
- Review of the sub-county projections with city and county planning staffs indicates that the ABAG projections allocate a higher proportion of growth to Richardson Bay area of southern Marin, and a lower proportion to the northern urbanizing areas of the Ross Valley, San Rafael and Novato, as well as the more rural inland and coastal corridors, than does the county.
- Technical review of the key assumptions in the ABAG projection system is continuing on the part of county and city planning staffs.

The technical review of the growth projections now underway is a technical evaluation and does not represent policy for the County of Marin or its cities.

CHAPTER VIII

CONCLUSION

Although this report is preliminary, and information is still coming in from the local planning jurisdictions about the Series 2 regional growth projections, local projections, etc., certain conclusions can be stated and further work indicated as a result of the local agencies' response to date.

CONCLUSION REGARDING THE USE OF THE SERIES 2 REGIONAL GROWTH PROJECTIONS AS INTERIM REGIONAL PLANNING PROJECTIONS

This report has reviewed both local projections and DOF projections and how they compare to the ABAG/MTC Series 2 Regional Growth Projections. It is concluded that the Series 2 projections are the most consistent and comprehensive growth projections available for regional planning purposes.

The use of the Series 2 Regional Growth Projections as the basis for the planning and evaluation of all regional-scale facilities and services by the regional special purpose agencies should be encouraged through joint programs with those agencies in both plan development and plan review (including project review and the review of environmental impact reports). Until the Series 3 projections (scheduled for 1975) are better able to account, region-wide, for local concerns documented

in this report, local projections should also be recognized by the regional agencies, especially where the local projections account for unique local conditions, or specific local growth policies. The primary reasons for this conclusion are:

- (1) The growth range of the Series 2 projections has been shown to be from 1/3 million to 2/3 million people lower by the year 2000 than the aggregate of local projections, while the extent of the regional growth range (difference between low growth and high growth) is less than that of the regional aggregate of local projections. (See Figure VI-1)

Opting for the lower growth range of the Series 2 regional projections is more consistent with actual region-wide growth rates since 1970, and is consistent with previously adopted regional growth policy and refinements to that policy adopted by the ABAG General Assembly in October of 1973.

- (2) The regional high growth alternatives (GRONORTH and GROSOUTH) have been demonstrated in an integral part of the Series 2 regional projections process as being consistent with the developmental constraint of the ABAG Regional Plan land use diagram. The Regional Plan diagram's "permanent regional open space" lands were assumed to be unavailable for development in the Series 2 regional growth projections (See Projections of The Region's Future: The Series 2 Projections . . ., ABAG/MTC, Sept. 1974.)

In summary:

The Series 2 Regional Growth Projections are the most comprehensive growth projections available. They are region-wide in scope. They account for most key policies of ABAG and MTC. They integrate population projections, economic (employment) projections, and land use projections in a way that very few local projections do. The combination of regional geographic scope and integrated planning concerns makes them the most consistent growth projections available. And finally, the Series 2 regional growth projections are demonstrably consistent with adopted region-wide policy of both ABAG and MTC.

1. Guidelines For The Use of The Series 2 Projections

A document separate from this report titled Guidelines For The Use Of The ABAG/MTC Series 2 Projections is being recommended by staff for adoption by the ABAG Regional Planning Committee. These guidelines are, in part, an outgrowth of the responses of city and county planning agencies to the Series 2 regional growth projections as documented in this report. The guidelines cover a number of aspects in the use of the Series 2 Regional Growth Projections, including:

- a) The use of growth ranges rather than single projections;
- b) The reliability of the projections in terms of geographic scale and the time period of the projections;
- c) The need for understanding, on the part of the user of the regional growth projections, of the policy assumptions,

technical assumptions, and technical methods inherent in the projected results;

- d) Certain qualifications in the use of the regional growth projections.

FURTHER TECHNICAL WORK NEEDED WITH THE SERIES 2 PROJECTIONS

Recommending the Series 2 Regional Growth Projections for all regional planning purposes does not imply that work on them is complete. Work already underway by ABAG staff can do much more to determine their consistency with local policy and their consistency with emerging development trends.

1. Reviewing Key Assumptions in Series 2 With Local Planning Agencies

ABAG staff has completed significant work in some counties reviewing with local planning agencies specific key assumptions in the Series 2 projections for consistency with local plans, and for consistency with similar assumptions in local growth projections. The key assumptions being reviewed include:

- transportation facilities - what committed improvements in highway and transit systems are assumed, and when?
- basic employment locations - what locations were assumed as growth centers for basic employment in Series 2, and are they consistent with current local policy?
- available land - what locations and quantities of land were assumed to be available for development, and is this consis-

tent with local planning agencies' information on sewer and water service, etc.?

- densities - what residential densities were assumed in Series 2, and are they consistent with local zoning ordinances or other density controls?
- redevelopment - what locations were assumed to be available for redevelopment and when?
- household size - what assumptions were made as to trends in change of average household size, and does it reflect current local conditions and trends?
- unique factors - what unique factors such as lack of water or other building moratoria have affected recent growth trends, and for how long should they be assumed to continue?

The review of these key assumptions and how they should be accounted for in Series 3 has been completed with county and city planning staffs in Alameda, Marin, and Napa Counties. It is underway in San Mateo County and soon to get underway in San Francisco. A preliminary review of the projection assumptions has been completed in Santa Clara County, and similar reviews of the assumptions are needed in Sonoma, Solano and Contra Costa Counties.

2. Regional Monitoring of Current Growth Trends

Limited staff work has been completed analyzing the annual Department of Finance population estimates of county populations for 1970,

1971, 1972, 1973, and 1974 for the growth trend implications to the Series 2 long-range growth projections. This work to date has concentrated on the estimates for the entire nine-county Bay Region. Further work analyzing the county-level trends and the North Bay-South Bay trend would help in the continued evaluation of the north/south growth alternatives and the determination of which alternatives should be continued into Series 3.

FURTHER TECHNICAL WORK BEYOND SERIES 2 LEADING TO SERIES 3

Possible technical work described here is not intended to be a description of all technical work needed prior to the production of the Series 3 Regional Growth Projections. It is only those technical aspects that have been revealed and emphasized in the liaison work with local planning agencies.

1. Technical Advisory Committees

The need for a fully functioning Projections Technical Advisory Committee to institutionalize local agencies' participation in Series 3 was discussed in an earlier section. The need for this approach to improving local agencies' confidence in the continuing regional projection series was emphasized in a number of counties.

2. Fitting Regional/Local Technical Projection Systems Together

The regional/local liaison program has barely scratched the surface of identifying local projection systems and the need to relate to them in the regional projection system. Considerable specialized technical

work will need to be done to assure that the Series 3 projections can be used by local planning agencies to provide a ready regional framework for their own projection systems. Data gathered by the local agencies for use in their own systems can be of much value in improving the regional system. This would notably include the refinement of available land information to identify what lands are already expected to be served by sewers and water. Also important is the revision of the geographic (zone) systems to provide projection summaries for sub-county areas that are more consistent with locally recognized planning areas (perhaps LAFCO delineated city spheres of influence) and more convenient for local agencies' analysis and use.

3. Developing Technical Means To Reflect Discrete Local Growth Policies in the Regional Growth Projections

Much technical work will need to be done to devise the technical means to represent the various types (and time durations) of specific local growth policies in the regional growth projection system. Such technical methods will need to be reviewed with local technicians as to their adequacy and the need for further local technical information before the methods are applied in the Series 3 regional growth projections.

Special effort should be addressed to testing various local policy options in the regional framework so that the Series 3 regional projections can best represent all current and perhaps potential local growth policies together with regional policies. The determination of which local policy assumptions to test together as a policy set will be an extremely complex technical task and one that should have extensive

participation by the ABAG Projections Technical Advisory Committee (P-TAC) and should be closely monitored by the ABAG Regional Planning Committee.

4. Sub-County Growth Monitoring

Some county and city planning agencies have responded to the Series 2 Regional Growth Projections in the light of emerging local growth trends as determined from their own information on subdivision activity, building permits issued, etc. Valuable technical work could be undertaken jointly with local planning agencies that do monitor their own growth trends to evaluate the short-range aspects of the regional projections both as to the local rate of growth and as to how it is distributing within each county, and why. The why may include important factors affecting land development that are not yet reflected in the regional growth projections.

FURTHER WORK WITH CITY/COUNTY PLANNING AND POLICY GROUPS

Further organizational work should be undertaken in all counties to establish the chain of policy review for the Series 3 Regional Growth Projections. Only in Santa Clara County has the chain of policy review been established. The status of attempts to identify the appropriate policy review groups in each county is documented in Chapter VII.

The concept of "shares of growth" must be more thoroughly developed by ABAG staff and considered by the ABAG Regional Planning Committee. ABAG staff appearances before local policy to further discuss the Regional Framework of Growth projections and the role of cities and counties in that framework could then proceed.

Further reporting will also include work with the other regional special purpose planning agencies such as the Bay Area Sewer Services Agency (BASSA) and the Bay Area Air Pollution Control District (BAAPCD) concerning their utilization of this regional/local framework to address their regional concerns at local level.

FURTHER REPORTS TO THE REGIONAL PLANNING COMMITTEE

A more technically oriented report concerning the county-by-county review of the key policy assumptions and key technical assumptions in Series 2 will be made to the Regional Planning Committee next spring. This will be after the Technical Advisory Committee is established and as more information flows in from local planning agencies as a result of ABAG staff work described here, work which has formed the most thorough and committed effort ABAG has yet made to bring the regional planning program out to the city and county planning agencies.

APPENDIX A

LOG OF LOCAL MEETINGS

In Review of the Series 2 Regional Growth Projections
By Cities and Counties

<i>County</i>	<i>Date of Meeting</i>	<i>Local Groups Involved</i>	<i>Primary Subject of Meeting</i>
ALAMEDA	11/28/73	County planning staff	How to proceed
	2/ 6/74	Mayors Conference	Use of regional projections
	5/23/74	County planning staff	Schedule & content of city meetings
	6/11/74	Oakland city planning staff	Regional framework & Series 2
	6/19/74	Census Tract Technical Advisory Committee (cities & county staff)	Regional framework & Series 2
	7/24/74	Census Tract TAC	Workshop on Key Assumptions in Series 2
CONTRA COSTA	12/ 4/73	County planning staff	How to proceed
	1/ 3/74	County planning staff	Schedule & content of further meetings
	1/22/74	County planning staff	Workshop on Series 2 Projections
	3/14/74	City planning directors (& county staff)	Regional framework & Series 2
MARIN	11/29/73	County planning staff	How to proceed
	7/11/74	Marin Planning Staffs Coordinating Committee (cities & county staffs)	Regional framework & Series 2
	8/14/74	Marin Planning Staff Coordination Committee (cities & county staffs)	Workshop on Key Assumptions in Series 2
NAPA	1/24/74	Combined Planning Commissions	Regional framework & Series 2
	9/23/74	Combined Planning Commissions	Progress report
	9/23/74	County & city planning staffs	Workshop on Key Assumptions in Series 2

LOG OF LOCAL MEETINGS
(continued)

<i>County</i>	<i>Date of Meeting</i>	<i>Local Groups Involved</i>	<i>Primary Subject of Meeting</i>
SAN FRANCISCO	5/30/74	City planning staff	How to proceed
SAN MATEO	12/ 3/73	County planning staff	How to proceed
	3/18/74	County planning staff	Workshop on Series 2
	5/29/74	Ad Hoc group of city planning directors	Regional framework & Series 2
	5/31/74	City/County Planning Task Force	Regional framework & Series 2
	6/28/74	City/County Planning Task Force	County staff evaluation of Series 2
SANTA CLARA	11/30/73	County planning & executive staff	How to proceed
	1/28/74	Ad hoc policy group	Regional framework & Series 2
	2/ 7/74	Inter-City Council	Regional framework & Series 2
	3/ 6/74	SC County Association planning officers (SCCAPO) & SC County Managers Association	Regional framework & Series 2
	3/28/74	Plan & Policy Committee	Regional framework & Series 2
	5/ 8/74	San Jose planning & city managers staff	Regional framework & Series 2
	10/24/74	SCCAPO Technical Advisory Committee	Discussion of regional, county & city projection systems
SOLANO	5/10/74	Ad Hoc group of city planning directors, county planning director, county LAFCO director, ABAG RPC/city council member	Regional framework & Series 2
SONOMA	12/19/73	City planning directors	Regional framework & Series 2
	12/26/73	County planning staff & LAFCO member	Regional framework & Series 2
	1/ 9/74	Mayors & Councils group	Regional framework & Series 2
	5/22/74 & 7/10/74	County Planning Technical Advisory Committee	Evaluation of GroNorth & county alternative

APPENDIX B

LIST OF PARTICIPATING JURISDICTIONS¹

Regional/Local Review of the Series 2 Regional Growth Projections
(Jurisdictions in () are not members of ABAG)

<i>County</i>	<i>Cities Represented</i>	<i>1974 Population</i>	<i>Cities Not Represented</i>	<i>1974 Population</i>
San Francisco	San Francisco	675,000		
San Mateo ²	Unincorporated	65,035		
	Belmont	24,850	(Atherton)	7,775
	Burlingame	27,750	Brisbane	2,830
	Daly City	70,400	(Colma)	510
	Hillsborough	8,725	Foster City	18,700
	Menlo Park	26,100	Half Moon Bay	5,425
	Pacifica	39,000	Millbrae	20,900
	Portola Valley	4,840		
	Redwood City	54,000		56,140
	San Bruno	37,850		
	San Carlos	25,700		
	San Mateo	78,300		
	South San Francisco	47,650		
	Woodside	4,760		
		514,960		
Santa Clara	Unincorporated	137,705		
	Campbell	29,000	Milpitas	31,900
	Cupertino	23,600	(Monte Sereno)	3,270
	Gilroy	15,650	Saratoga	29,650
	Los Altos	24,000		
	Los Altos Hills	7,125		64,820
	Los Gatos	24,650		
	Morgan Hill	8,100		
	Mountain View	59,900		
	Palo Alto	52,600		
	San Jose	527,500		
	Santa Clara	87,000		
	Sunnyvale	105,000		
		1,102,200		
Alameda	Unincorporated	129,010		
	Albany	14,650	Alameda	73,100
	Berkeley	108,900	Livermore	46,750
	Emeryville	3,640	Newark	28,700
	Fremont	120,700	Piedmont	10,450
	Hayward	94,700	Pleasanton	30,350
	Oakland	342,400		
	San Leandro	67,800		189,350
	Union City	26,250		
		908,000		

LIST OF PARTICIPATING JURISDICTIONS
(continued)

County	Cities Represented	1974 Population	Cities Not Represented	1974 Population
Costa	Unincorporated	184,690		
	Concord	91,600	Antioch	32,350
	Hercules	120	Brentwood	3,520
	Lafayette	20,800	Clayton	1,770
	Pinole	14,850	El Cerrito	24,050
	Pittsburgh	24,580	Martinez	18,250
	Pleasant Hill	28,250	San Pablo	+21,150
	Richmond	75,800		
	Walnut Creek			101,090
		489,000		
(Solano)	(Unincorporated)	14,035		
	Dixon	4,640	(Benicia)	9,525
	Fairfield	48,650	(Rio Vista)	3,220
	Vacaville	26,750	Suisun City	2,680
	Vallejo	72,400		
		166,500		15,425
Napa ²	Unincorporated	33,490		
	Napa	45,450	Calistoga	2,230
		78,900	St. Helena	3,350
			(Yountville)	2,580
				8,160
(Sonoma)	(Unincorporated)	109,180		
	Cotati	2,830	Healdsburg	5,900
	Cloverdale	3,370		
	Petaluma	31,150		
	Rohnert Park	11,600		
	Santa Rosa	61,700		
	Sebastopol	4,480		
	Sonoma	4,890		
		229,200		
Marin	Unincorporated	64,465		
	Fairfax	7,425	Belvedere	2,560
	Larkspur	12,350	Corte Madera	8,225
	Mill Valley	13,250	Ross	2,700
	Novato	33,400	San Anselmo	12,950
	San Rafael	45,000		
	Sausalito	6,375		26,435
	Tiburon	6,800		
		189,100		

¹Cities represented or not represented at technical meetings. The three smaller cities in Napa County participated in policy group meetings.

²Cities cited in San Mateo County participated directly in ABAG-sponsored meetings. Others may have participated in meetings with San Mateo County staff.

APPENDIX C

LOG OF CORRESPONDENCE FROM CITIES AND COUNTIES
PERTAINING TO THE SERIES 2 REGIONAL GROWTH PROJECTIONS

ALAMEDA COUNTY

County Planning Department: Letter from J.K. Decker, to R. Carlson, 10/24/74;
Enclosing county projections.

City of Emeryville: Letter from Edward Steffani, City Engineer, to R. Carlson,
7/26/74; Re: Key assumptions.

City of Fremont: Letter from Jacob Robbins, Community Development Director, to
R. Carlson, 10/7/74; Comments on ABAG projections.

City of Hayward: Letter from Kenneth Ahlquist, Assistant Planner, to ABAG, 8/13/74;
Comments on key assumptions, and enclosing population and housing
projections for Hayward area.

CONTRA COSTA COUNTY

County Planning Department: Documents received 1/3/74; Keynotes, Jan. 74; Land Use
Forecast, Procedures and Documentation.

MARIN COUNTY

County Planning Department: Documents received 7/11/74; Growth Rate, Monitoring
Report; Marin County Development, Past and Projected.

City of Larkspur: Memorandum, 8/14/74; Population projections.

City of Sausalito: Memorandum, 8/14/74; Comments on key assumptions in Series 2.

NAPA COUNTY

County Planning Commission: Letter from James Hickey, Secretary, to Rudolph Platzek,
6/4/74; Re: Resolution of Napa Valley Combined Planning
Commissions on county-wide population growth policy.
Enclosed population projections per ABAG Subregional
Study Area in Napa County.

SAN MATEO COUNTY

County Planning Department: Memo to San Mateo County Planning Task Force, undated;
Re: Population forecasts.

City of Daly City: Letter from John Walker, City Planner, to R. Carlson, 7/11/74;
Re: Geographical units for projections.

City of San Mateo: Letter from Richard Coleman, Director of Community Development,
to R. Carlson, 6/10/74; Re: Geographical units for projections.

SANTA CLARA COUNTY

County Planning Department: Memorandum from Roy Cameron, Director of Planning, to SCAPPO, 8/27/74; Re: ABAG Series 2 Projections.

City of San Jose: Letter from Gary Zouzoulas, Planner II, to D. Wambem, 5/16/74; Re: Series 2 Projections.

SOLANO COUNTY

County Planning Department: Letter from Clayne Munk, Planning Director, to R. Platzek, 6/7/74; Re: Major generators for population projections, county growth goal.

Letter from Clayne Munk, Planning Director, to R. Platzek, 8/9/74; Enclosing documents from the following cities.

City of Dixon: Table of existing land use, 1972.

City of Fairfield: Land Use Inventory, 1974.

City of Vacaville: Land Use Survey, 1974.

City of Vallejo: Tables of Acreage by zoning classification per Census Tract, 1974.

SONOMA COUNTY

County Planning Department: Memorandum from James C. Casper to Board of Supervisors, 7/25/74; Re: Policy Assumptions for Plan Alternatives.

Transmittals of data on Available Land, Population, Housing Units, Employment per Census Tract; See: Files on "Joint Land Use Project, 1973-74".

APPENDIX TABLE D-1
POPULATION PROJECTIONS COMPARED, YEAR 2000
SERIES 2 AND COUNTY PLANNING AGENCIES

COMPARATIVE PROJECTIONS, YEAR 2000								
COUNTY	1970	Series 2 Population Projections			County Projections		County Selected ^{a)}	
		GroNorth	GroSouth	LoSouth	High	Low	Series 2	County's Own
Sonoma	204,900	630,300	428,400	315,300	630,300 ^{b)}	478,000 ^{b)}	428,400	478,000 ^{b)}
Napa	79,100	233,900	168,700	118,700	200,000 ^{c)}	115,000 ^{c)}	118,700	115,000 ^{c)}
Solano	175,200	389,800	349,200	271,700	437,800 ^{d)}	350,200 ^{d)}	389,800	437,800 ^{d)}
NORTH BAY Subtotal	459,200	1,254,000	946,300	705,700	1,268,100	943,200	936,900	1,030,800
Contra Costa	558,400	1,208,900	1,172,000	863,600	1,237,800	803,000	863,600	988,700 ^{g)}
Alameda	1,075,700	1,538,600	1,628,400	1,395,200	1,481,000 ^{e)}	1,481,000 ^{e)}	1,538,600	1,481,000 ^{e)}
EAST BAY Subtotal	1,634,100	2,747,500	2,800,400	2,258,800	2,718,800	2,284,000	2,402,200	2,469,700
Marin	206,000	382,900	333,900	263,000	365,300	300,000	382,900	300,000
San Francisco	715,700	745,600	748,400	736,800	982,500 ^{j)}	776,300 ^{j)}	748,400	776,300 ^{j)}
San Mateo	556,200	778,500	864,400	717,600	864,400 ^{f)}	616,000 ^{f)}	717,600 ^{f)}	717,600 ^{f)}
WEST BAY Subtotal	1,477,900	1,907,000	1,946,700	1,717,400	2,212,200	1,692,300	1,848,900	1,793,900
Santa Clara	1,064,700	1,638,300	1,852,400	1,523,100	2,167,000	1,646,000	1,852,400	1,820,000 ^{h)}
SOUTH BAY Subtotal	1,064,700	1,638,300	1,852,400	1,523,100	2,167,000	1,646,000	1,852,400	1,820,000
TOTAL BAY REGION	4,635,000	7,546,800	7,545,800	6,205,200	8,366,100	6,565,500	7,040,400	7,114,400

COMPARATIVE PROJECTED GROWTH INCREMENTS 1970 - 2000								
COUNTY	1960-1970	Series 2 Population Projections			County Projections		County Selected	
		GroNorth	GroSouth	LoSouth	High	Low	Series 2	County's Own
Sonoma	57,500	425,400	223,500	110,500	425,400	273,100	223,500	273,100
Napa	13,200	154,700	89,500	39,600	120,900	35,900	39,600	35,900
Solano	37,400	214,600	174,000	96,500	262,600	175,000	214,600	262,600
NORTH BAY Subtotal	108,100	794,700	487,000	246,600	808,900	484,000	477,700	571,600
Contra Costa	146,800	650,500	613,700	305,300	679,400	244,600	305,300	430,300
Alameda	165,000	462,900	552,700	319,600	405,300	405,300	462,900	405,300
EAST BAY Subtotal	311,800	1,113,400	1,166,400	624,900	1,084,700	649,900	768,200	835,600
Marin	59,200	176,900	127,900	57,000	159,300	94,000	176,900	94,000
San Francisco	-24,600	29,900	32,700	21,100	266,800	60,600	32,700	60,600
San Mateo	111,800	222,300	308,100	161,300	308,200	59,800	161,400	161,400
WEST BAY Subtotal	146,400	429,100	468,700	239,400	734,300	214,400	371,000	316,000
Santa Clara	422,400	573,600	787,700	458,400	1,102,300	581,300	787,700	755,300
SOUTH BAY Subtotal	422,400	573,600	787,700	458,400	1,102,300	581,300	787,700	755,300
TOTAL BAY REGION	988,700	2,910,800	2,909,800	1,569,300	3,730,200	1,929,600	2,404,600	2,478,500

- a) The projections indicated as Series 2 is the Series 2 alternative noted by each county planning agency as the most realistic in terms of county policy, county projections, or observation of current growth trends. The projection indicated as the county's "own", is the projection in most current use by the county itself for county-wide planning purposes.
- b) Sonoma County evaluated ABAG's GroNorth alternative as their high growth option and the 1974 DOF D-100 Series as their low growth option. Both were rejected as too high. The DOF projections known as "Baseline" is being used as the basis for structuring a more acceptable alternative.
- c) Napa County evaluated three growth options of their own making and have selected their own lowest as county-wide growth policy.
- d) Solano County has no growth projections as such but indicated their county goals as being higher than GroNorth or +150% of base year. The low growth option cited here for Solano County is the 1974 DOF D-150 Series.
- e) Alameda County has one county-wide population projection cited here as both high and low.
- f) San Mateo County has no projections as such but makes use of a range of projections from ABAG's LoSouth as their high to the 1974 DOF E-0 Series as their low.
- g) Contra Costa is currently making most use of the 1971 DOF D-150 Series. They are in the process of a new projection series which may use the 1974 DOF D-150 projection as a new trend-of-growth figure.
- h) Santa Clara County's Series V "Moderate" growth alternative based on 15,000 annual net migration and a fertility rate of 1.67.
- j) ABAG staff extrapolations of SF staff's 1990 projection of low: 755,600; high: 884,000.

NOTE: Totals may not add due to rounding.

APPENDIX TABLE D-2
PROJECTED POPULATION DISTRIBUTIONS (% OF REGION) COMPARED
SERIES 2 AND COUNTY PLANNING AGENCIES

COMPARATIVE POPULATION DISTRIBUTION, YEAR 2000

COUNTY	Pop. Dist. 1970	Series 2 Population Projections			County Projections		County Selected	
		GroNorth	GroSouth	LoSouth	High	Low	Series 2	County's Own
Sonoma	4.4%	8.4%	5.7%	5.1%	7.5%	7.3%	6.0%	6.7%
Napa	1.7	3.1	2.2	1.9	2.4	1.8	1.7	1.6
Solano	3.8	5.2	4.6	4.4	5.2	5.3	5.5	6.2
NORTH BAY Subtotal	9.9	16.7	12.5	11.4	15.1	14.4	13.3	14.5
Contra Costa	12.0	16.0	15.5	13.9	14.8	12.2	12.3	13.9
Alameda	23.2	20.4	21.6	22.5	17.7	22.6	21.8	20.8
EAST BAY Subtotal	35.2	36.4	37.1	36.4	32.5	34.8	34.1	34.7
Marin	4.4	5.1	4.4	4.2	4.4	4.6	5.4	4.2
San Francisco	15.4	9.9	9.9	11.9	11.7	11.8	10.6	10.9
San Mateo	12.0	10.3	11.5	11.6	10.3	9.4	10.2	10.1
WEST BAY Subtotal	31.9	25.3	25.8	27.7	26.4	25.8	26.3	25.2
Santa Clara	23.0	21.7	24.5	24.5	25.9	25.1	26.3	25.6
SOUTH BAY Subtotal	23.0	21.7	24.5	24.5	25.9	25.1	26.3	25.6
TOTAL BAY REGION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0

COMPARATIVE DISTRIBUTION POPULATION GROWTH INCREMENT 1970-2000

COUNTY	Dist. Pop. Growth 1960-1970	Series 2 Population Projections			County Projections		County Selected	
		GroNorth	GroSouth	LoSouth	High	Low	Series 2	County's Own
Sonoma	5.8%	14.6%	7.7%	7.0%	11.4%	14.2%	9.3%	11.0%
Napa	1.3	5.3	3.1	2.5	3.2	1.9	1.6	1.4
Solano	3.8	7.4	6.0	6.1	7.0	9.1	8.9	10.6
NORTH BAY Subtotal	10.9	27.3	16.8	15.6	21.6	25.2	19.9	23.0
Contra Costa	14.8	22.3	21.1	19.5	18.2	12.7	12.7	17.4
Alameda	16.7	15.9	19.0	20.4	10.9	21.0	19.2	16.3
EAST BAY Subtotal	31.5	38.2	40.1	39.9	29.1	33.7	31.9	33.7
Marin	6.0	6.1	4.4	3.6	4.3	4.9	7.4	3.8
San Francisco	-2.5	1.0	1.1	1.3	7.2	3.1	1.3	2.4
San Mateo	11.3	7.6	10.6	10.3	8.3	3.1	6.7	6.5
WEST BAY Subtotal	14.8	14.7	16.1	15.2	19.8	11.1	15.4	12.7
Santa Clara	42.7	19.7	27.1	29.2	29.6	30.1	32.8	30.5
SOUTH BAY Subtotal	42.7	19.7	27.1	29.2	29.6	30.1	32.8	30.5
TOTAL BAY REGION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Appendix Table A-1

APPENDIX TABLE D-3
POPULATION PROJECTIONS COMPARED, YEAR 2000
ABAG SERIES 2 AND DOF 1974

COMPARATIVE POPULATION PROJECTIONS, YEAR 2000						
COUNTY	1970	Series 2 Population Projections			DOF 1974 Projections ^{a)}	
		GroNorth	GroSouth	LoSouth	D-150	E-0
Sonoma	204,900	630,300	428,400	315,300	541,500	373,900
Napa	79,100	233,900	168,700	118,700	176,700	113,800
Solano	175,200	389,800	349,200	271,700	350,200	243,700
NORTH BAY Subtotal	459,200	1,254,000	946,300	705,700	1,068,400	731,400
Contra Costa	558,400	1,208,900	1,172,000	863,600	929,300	784,100
Alameda	1,075,700	1,538,600	1,628,400	1,395,200	1,400,300	1,196,100
EAST BAY Subtotal	1,634,100	2,747,500	2,800,400	2,258,800	2,239,600	1,980,200
Marin	206,000	382,900	333,900	263,000	305,200	262,300
San Francisco	715,700	745,600	748,400	736,800	689,500	599,500
San Mateo	556,200	778,500	864,400	717,600	671,200	616,000
WEST BAY Subtotal	1,477,900	1,907,000	1,946,700	1,717,400	1,665,900	1,477,800
Santa Clara	1,064,700	1,638,300	1,852,400	1,523,100	1,859,300	1,590,100
SOUTH BAY Subtotal	1,064,700	1,638,300	1,852,400	1,523,100	1,859,300	1,590,100
TOTAL BAY REGION	4,635,000	7,546,800	7,545,800	6,205,200	6,923,200	5,779,500

COMPARATIVE PROJECTED GROWTH INCREMENTS 1970 - 2000						
COUNTY	1960-1970	Series 2 Population Projections			DOF 1974 Projections ^{a)}	
		GroNorth	GroSouth	LoSouth	D-150	E-0
Sonoma	57,500	425,400	223,500	110,500	336,600	169,000
Napa	13,200	154,700	89,500	39,600	97,600	34,700
Solano	37,400	214,600	174,000	96,500	175,000	68,500
NORTH BAY Subtotal	108,100	794,700	487,000	246,600	609,200	272,200
Contra Costa	146,800	650,500	613,700	305,300	370,900	225,700
Alameda	165,000	462,900	552,700	319,600	324,600	120,400
EAST BAY Subtotal	311,800	1,113,400	1,166,400	624,900	695,500	346,100
Marin	59,200	176,900	127,900	57,000	99,200	56,300
San Francisco	-24,600	29,900	32,700	21,100	-26,200	-116,200
San Mateo	111,800	222,300	308,100	161,300	115,000	59,800
WEST BAY Subtotal	146,400	429,100	468,700	239,400	188,000	-100
Santa Clara	422,400	573,600	787,700	458,400	794,600	525,400
SOUTH BAY Subtotal	422,400	573,600	787,700	458,400	794,600	525,400
TOTAL BAY REGION	988,700	2,910,800	2,909,800	1,569,300	2,287,300	1,143,600

a) Source: Population Projections For California Counties 1975-2020, Department of Finance Report 74P-2, June 1974.

APPENDIX TABLE D-4
PROJECTED POPULATION DISTRIBUTIONS COMPARED, YEAR 2000
ABAG SERIES 2 AND DOF 1974

COMPARATIVE POPULATION DISTRIBUTION, YEAR 2000						
COUNTY	1970	Series 2 Population Projections			DOF 1974 Projections	
		GroNorth	GroSouth	LoSouth	D-150	E-0
Sonoma	4.4%	8.4%	5.7%	5.1%	7.8%	6.4%
Napa	1.7	3.1	2.2	1.9	2.6	2.0
Solano	3.8	5.2	4.6	4.4	5.0	4.2
NORTH BAY Subtotal	9.9	16.7	12.5	11.4	15.4	12.6
Contra Costa	12.0	16.0	15.5	13.9	13.4	13.6
Alameda	23.2	20.4	21.6	22.5	20.2	20.6
EAST BAY Subtotal	35.2	36.4	37.1	36.4	33.6	34.2
Marin	4.4	5.1	4.4	4.2	4.4	4.5
San Francisco	15.4	9.9	9.9	11.9	10.0	10.4
San Mateo	12.0	10.3	11.5	11.6	9.7	10.6
WEST BAY Subtotal	31.9	25.3	25.8	27.7	24.1	25.5
Santa Clara	23.0	21.7	24.5	24.5	26.9	27.5
SOUTH BAY Subtotal	23.0	21.7	24.5	24.5	26.9	27.5
TOTAL BAY REGION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

COMPARATIVE DISTRIBUTION POPULATION GROWTH INCREMENT 1970-2000						
COUNTY	1960-1970	Series 2 Population Projections			DOF 1974 Projections	
		GroNorth	GroSouth	LoSouth	D-150	E-0
Sonoma	5.8%	14.6%	7.7%	7.0%	14.7%	14.8%
Napa	1.3	5.3	3.1	2.5	4.3	3.0
Solano	3.8	7.4	6.0	6.1	7.6	6.0
NORTH BAY Subtotal	10.9	27.3	16.8	15.6	26.6	23.8
Contra Costa	14.8	22.3	21.1	19.5	16.2	19.7
Alameda	16.7	15.9	19.0	20.4	14.2	10.5
EAST BAY Subtotal	31.5	38.2	40.1	39.9	30.4	30.2
Marin	6.0	6.1	4.4	3.6	4.3	4.9
San Francisco	-2.5	1.0	1.1	1.3	-1.1	-10.2
San Mateo	11.3	7.6	10.6	10.3	5.0	5.2
WEST BAY Subtotal	14.8	14.7	16.1	15.2	8.2	-
Santa Clara	42.7	19.7	27.1	29.2	34.7	45.9
SOUTH BAY Subtotal	42.7	19.7	27.1	29.2	34.7	45.9
TOTAL BAY REGION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Appendix Table A-3

U.C. BERKELEY LIBRARIES



C101743925

